



4.26 Acres of Accommodation Land (potential Development Land), Hermon Road, Crymych, Pembrokeshire

Price Guide £300,000

A valuable block of Accommodation Land extending to 4.26 Acres or thereabouts of which OS NO. 4229-3.04 Acres (1.24 hectares) is situated within the Local Development Plan (LDP) prepared by Pembrokeshire County Council which has an allocation for 35 units with 5% being Affordable. Potential Development Sites of this nature are few and far between and the opportunity to purchase should not be missed. Early inspection strongly advised. Realistic Price Guide.

Description

The Land concerned extends to 4.26 Acres or thereabouts and is currently utilised for Agricultural purposes. Of the total Acreage OS No 4229 and amounting to 3.04 Acres (1.231 Hectares) is included within the Local Development Plan (LDP) which has been prepared by Pembrokeshire County Council.

Attached herewith is a Copy of the Local Development Plan for Crymych together with a copy of the allocation which is for 35 units of which up to 5% is to be affordable. The Land is referred to as HSG/030/LDP/01 on the LDP Plan.

The boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500. There is a field gate access to the Land at or around point 'A' on the Plan. The Land in the main is down to permanent pasture although OS NO. 3822 is sloping and is bounded on the south western side by Afon Gafel.

Services

There are no Services connected to the Land.

Tenure

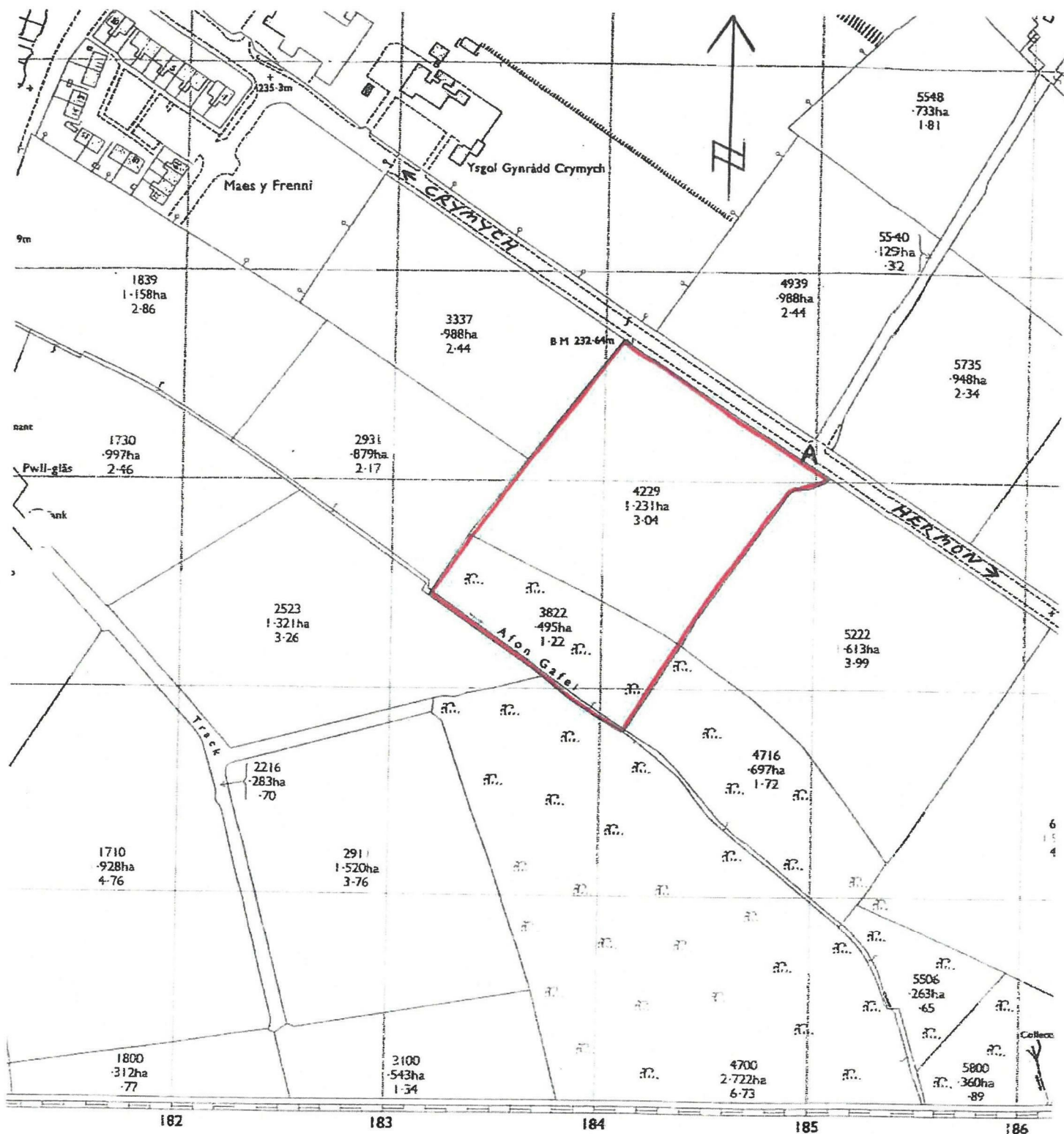
Freehold with Vacant Possession upon Completion.

General Remarks

Rarely do Potential Developments Sites of this nature appear on the Open Market and the opportunity to purchase should not be missed. The Land concerned is in the main level lying or gently sloping Pasture Land of which 3 Acres (1.24 Hectares) or thereabouts is allocated within the Local Development Plan (LDP) prepared by Pembrokeshire County Council which has an allocation for 35 Units, with up to 5% affordable. It is situated on the south eastern fringes of the Market Town of Crymych and is within a half a mile or so of the Town Centre and within 300 yards or so of the Main A478 Cardigan to Tenby Road. Potential Development Site are few and far between and early inspection is strongly advised. Realistic Price Guide.

Directions

From Cardigan take the Main A478 Road south for some 9 miles, proceed through the Town of Crymych and adjacent to Ysgol Preseli turn left signposted to Hermon and Llanfyrnach. Continue on this road for 300 yards or so and the Land concerned is situated on the right hand side of the road. Alternatively from the Main A40 road at Penblewyn (Narberth roundabout) take the exit north in the direction of Crymych and Cardigan. Continue on this road for 12 miles or so and on entering the town of Crymych, take the first turning on the right signposted Hermon and Llanfyrnach, continue on this road for 300 yards or so and the Land concerned is situated on the right hand side of the road. A 'For Sale' Board is erected on site.



LLANFYRNACH C

SN 1832

Ordnance Survey, Southampton.

4.26 Acres Accommodation Land at
Crymych, Pembrokeshire.

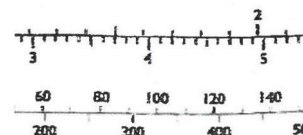
Plan Not to Scale

Plan for Identification Purposes Only

COMPILATION DATA

Levelled.....1954,73
Boundaries Apr 1976

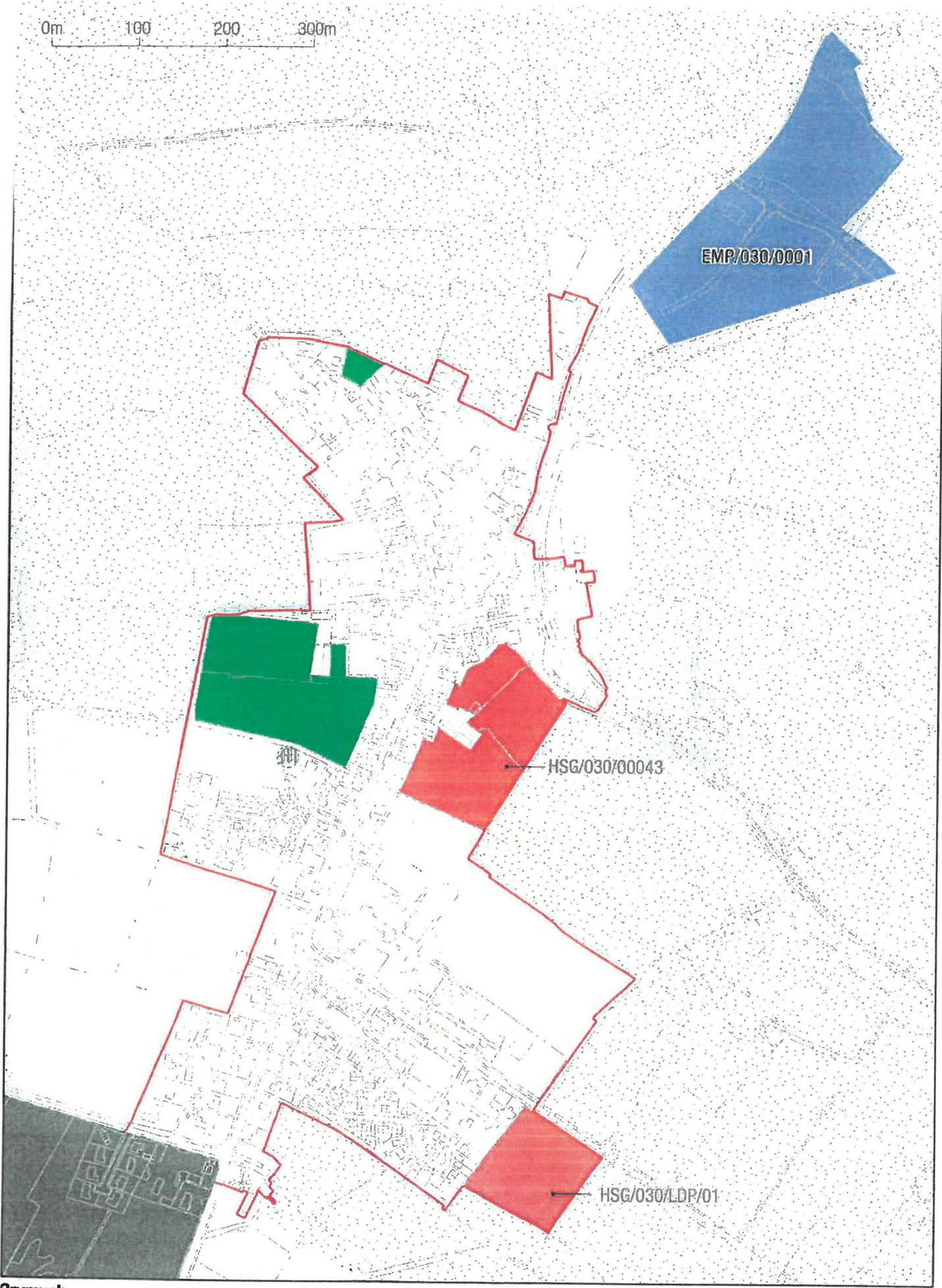
(photographically reduced)



ABBREVIATIONS

- | | | | |
|----------|----------------|------------|------------------|
| B.F..... | Boundary Post | | Lifeboat Station |
| B.S..... | Boundary Stone | | Level Crossing |
| C..... | Crane | L.G..... | Loading Gauge |
| C.H..... | Club House | L.Ho..... | Lighthouse |
| Chr..... | Chimney | L.Twr..... | Lighting Tower |
| | | m..... | Metres |
| | | M.H.W..... | Mean High Water |

0m 100 200 300m



EMP/030/0001

HSG/030/00043

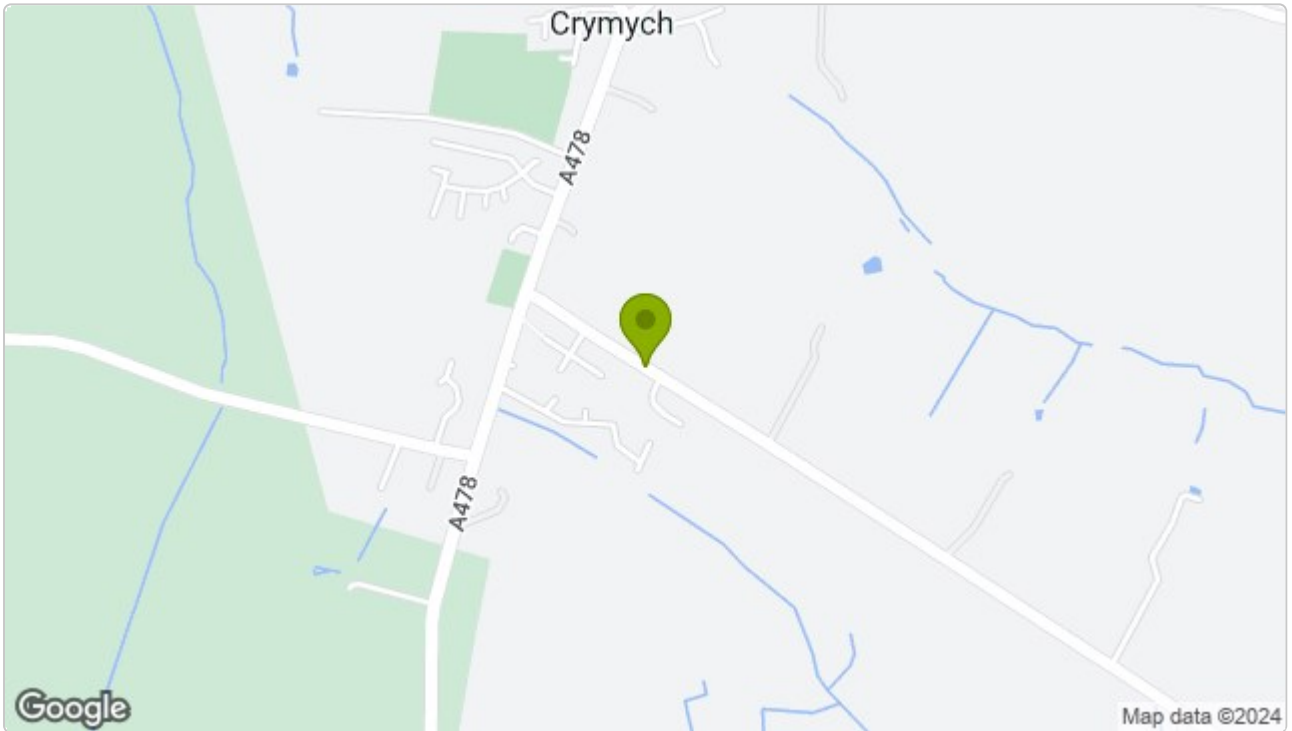
HSG/030/LDP/01

Crymych

Service Centre				
Johnston - Adjacent to Milford Road	HSG/048/00038	130	5.21	10%
Letterston - Court Meadow	HSG/053/00009	90	2.28	Up to 5%
Crymych - Between the School & Station Road	HSG/030/00043	60	2.07	Up to 5%
Crymych - East of Waunaeron	HSG/030/LDP/01	35	1.24	Up to 5%
Kilgetty - Extension to James Park & Cotswold Gardens	HSG/050/00042	75	3.03	20%
Kilgetty - Land to the Rear of Newton Hall	HSG/050/00043	26	1.33	20%
Kilgetty - Land West of Stepaside School	HSG/050/00041	19	0.61	20%
Kilgetty - Land to the South of Kivelgy Park	HSG/050/00044	20	0.8	20%
Service Centre Total		455	16.57	
Service Centre Total as percentage of Total allocations		10%	9%	
Service Villages				
Begelly - North of New Road	HSG/003/00024	65	3	10%
Blaenffos - Adjacent to Hafod	HSG/006/00003	10	0.93	Up to 5%
Boncath - North of Cilfan y Coed	HSG/007/LDP/01	10	0.69	Up to 5%
Broadmoor - Northwest of Lyndhurst Avenue	HSG/008/LDP/01	12	0.48	10%
Cilgerran - Adjacent to Holly Lodge	HSG/020/00062	24	1.1	Up to 5%
Clarbeston Road - West of Ash Grove	HSG/022/00012	21	0.83	15%
Clunderwen - Depot Site	HSG/152/LDP/01	28	0.96	Up to 5%



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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