



Plot of Land being part of Delfryn, Stop And Call, Goodwick, Pembrokeshire, SA64 0EX

**Price Guide £110,000**

- \* Situated on the southern edge of Stop & Call, a good sized, gently sloping potential Building Plot which has a frontage of approximately 85' and a depth of approximately 73'.
- \* Planning Consent was granted in August 2011 for Residential Development - Delfryn, Heol Penlan, Stop & Call, Goodwick, Pembrokeshire, SA64 0EZ although this Planning Consent would now have lapsed.
- \* It is a good sized potential Building Plot with all Mains Services available in the vicinity of Delfryn and indeed the Council Road leading to Heol Penlan.
- \* It is offered "For Sale" with a realistic Price Guide and early inspection strongly advised.
- \* VIEWING STRICTLY AND ONLY BY PRIOR APPOINTMENT WITH THE SELLING AGENTS.

## SITUATION

Stop and Call is a popular Residential area which stands in an elevated part of Goodwick which is situated within a half a mile or so of the town centre at Glendower Square and the shops at Main Street.

Goodwick is a popular Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest and within a mile or so of the Twin Town of Fishguard.

Goodwick has the benefit of several Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, Fish & Chip Shop Cafe/Takeaway, a Primary School, Chapels, Supermarket, Repair Garages and a Petrol Filling Station/Store.

The beach at The Parrog is within a half a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The Twin Town of Fishguard is within a mile and a half or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range and amenities and facilities including The County Council Offices and The County Hospital at Withybush.

## DIRECTIONS

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for approximately half a mile. At the first roundabout take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and at the second roundabout (adjacent to Tesco Express) proceed straight on up to Goodwick. Upon reaching the Rose & Crown Public House, take the turning on the left. Proceed straight on up Goodwick Hill in the direction of Strumble Head for 400 yards or so and follow the road to the right, around the hairpin bend and then to the left. Continue on this road for 80 yards or so and the entrance to Delfryn is on the left hand side of the road. A "For Sale" Board is erected at the roadside entrance.

## DESCRIPTION

The Plot of Land concerned is of a good size and has a frontage onto the tarmacadamed road leading to Delfryn of approximately 85' and an average depth of approximately 73'. The Plot of Land is gently sloping with a

southerly aspect and is accessed off the Council Road at Heol Penlan via a tarmacadamed private road. There is no Planning on this Land at the present time, although Planning was granted for Residential Development at Delfryn, Heol Penlan, Stop & Call, Goodwick, SA64 0EX - Application Number 10/0513/PA on 31st August 2011. The Planning Consent granted 2011 included other Land that was part of Delfryn. A copy of the Planning Consent is available upon request.



The approximate boundaries of the Plot of Land adjacent to Delfryn are edged in red on the attached Plan to the Scale of 1/2500.

## SERVICES

Mains Water, Electricity, Gas and Drainage are available in the vicinity of Delfryn and the Council Road at Heol Penlan.

## TENURE

Freehold with Vacant Possession upon Completion.

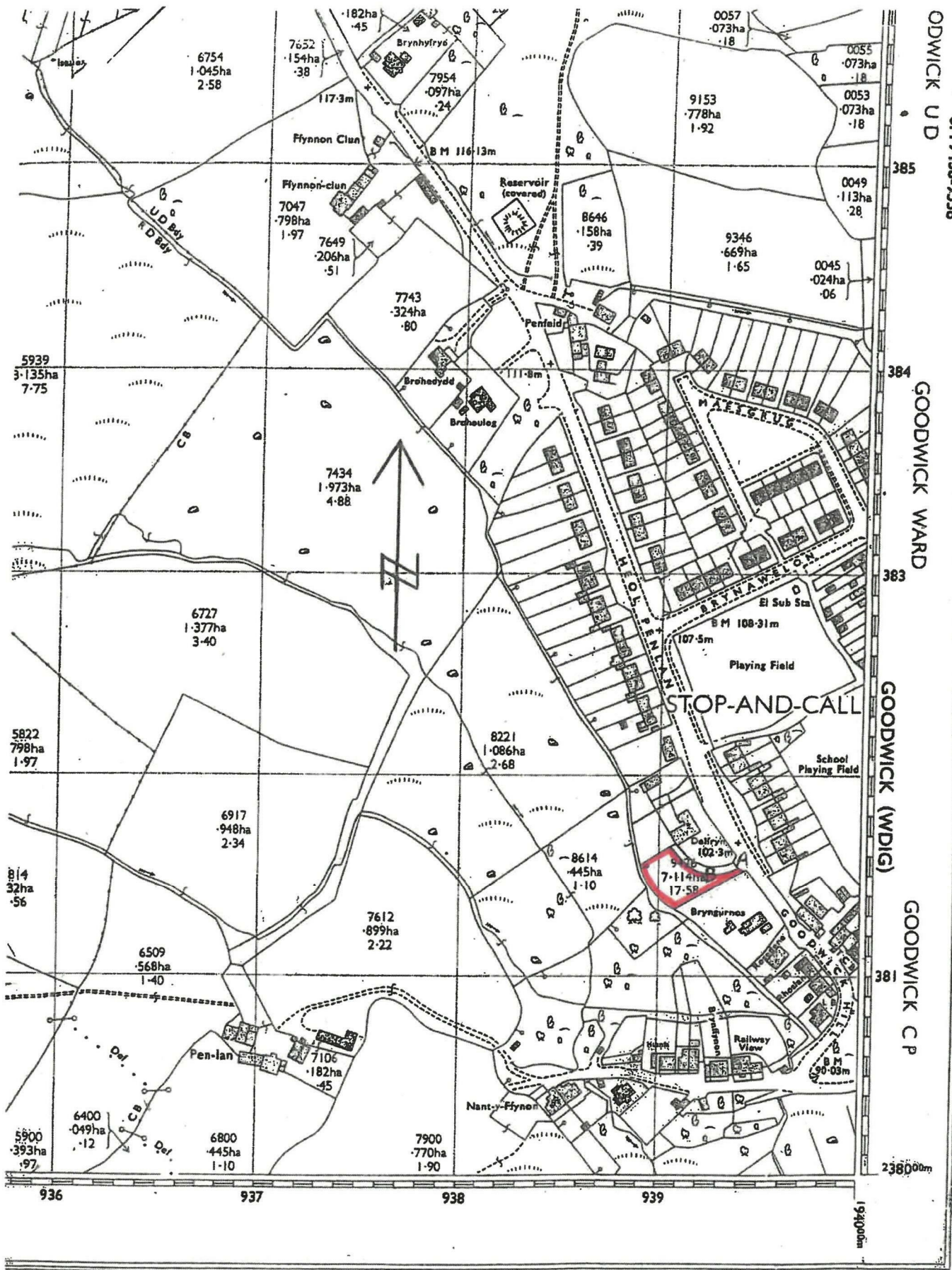
## RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways will exist in favour of the potential Building Plot between points "A" (the Council Road) and "B" (the Plot of Land) on the Plan and over the tarmacadamed road which forms part of Delfryn.

## REMARKS

Potential individual Building Plots of this nature are few and far between and the opportunity to purchase should not be missed. The Plot of Land concerned is of a good size which has a frontage of 85' approx and an average depth of approximately 73'. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





ODWICK UD SM 9438-9538

GOODWICK WARD

GOODWICK (WDIG)

GOODWICK CP

Ordnance Survey, Southampton.

12 Hectares  
Acres  
Metres  
Feet

One grid square on this represents one hectare

**Potential Building Plot adjacent to Delfryn, Stop & Call, Goodwick**

PLAN NOT TO SCALE

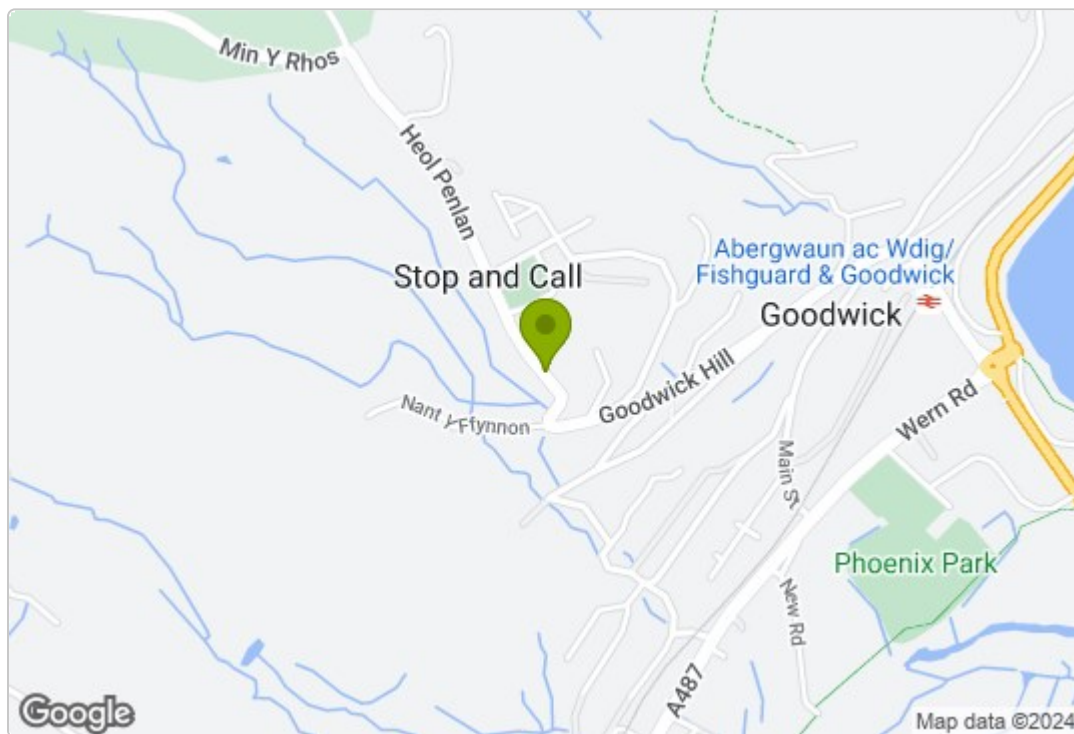
**Plan for Identification Purposes Only**

Geographical County  
County Council  
County of the City


1:1

# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Council Tax Band - Exempt**

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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com