



Multipurpose Building and Plot of Land adj to Golygfa, Crosswell Turn, (Nr Newport), Eglwysrwrw, Pembrokeshire, SA41 3TA

Price Guide £85,000

Fronting the B4329 Crosswell Turn to Haverfordwest road a good sized Plot of Land on which stands a Multipurpose Steel Portal Frame Building which has an overall measurement of 60' x 30' approx and being ideally suited for a variety of uses including Garaging, Workshop, Storage or the like. There is a large tarmacadamed hardstanding to the fore and side of the Building allowing for ample Vehicle Parking Space.

It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

N.B. Option to purchase adjoining 9 Acres of Land with a Price Guide of £110,000.

Situation

The Multipurpose Building and Plot of Land concerned stands within a few hundred yards or so of the Main A487 Fishguard to Cardigan road and fronts onto the B4329 Cardigan (Crosswell Turn) to Haverfordwest road.

The property is situated within ½ of a mile or so of the village of Eglwysrw which has the benefit of a Primary School and a Church.

Crosswell Turn is a hamlet which has a cluster of dwellings as well as a Petrol Filling Station/Store. Some 6 miles or so north west is the Market Town of Cardigan which has the benefit of an excellent shopping centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools. Churches, Chapels. Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a newly built Day Hospital.

The Coastal Town of Newport is some 5 miles or so south west and has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Tourist Information Centre, Repair Garages, a Dental Surgery and a Health Centre.

The Pembrokeshire Coastline at The Parrog, Newport is within 5 ½ miles or so and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aberfforest, Aberhigian, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The Preseli Hills being close by, provide good walking, rambling, hacking and pony trekking facilities.

Directions

From Fishguard, take the Main A487 road east for some 9 ½ miles, passing through the village of Felindre Farchog and a mile and a half or so further on, take the second turning on the right onto the B4329 road, signposted to Haverfordwest. Continue on this road for 150 yards or so and the Multipurpose Building and Plot of Land (adjacent to Golygfa) is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively, from Cardigan take the Main A487 road south west for some 5 miles, passing through the village of Eglwysrw and half a mile or so further on, in the direction of Fishguard, take the turning on the left on to the B4329 road, signposted to Haverfordwest. Continue on this road for 150 yards or so and the Multipurpose Building and Plot of Land (adjacent to Golygfa) is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Fronting the B4329 Crosswell Turn to Haverfordwest road a good sized Plot of Land which has a frontage of 71'6" approx. onto the B4329 road and a width at the rear of approximately 108'. It has an average depth of approximately 94'.

Situated on the Plot of Land is a:-

Multipurpose Building

60'0" x 30'0" approx (18.29m x 9.14m approx)

Of steel portal frame construction with 6' high concrete block walls together with box profile sheet cladding under a box profile sheet roof. It has a concreted floor and an Inspection Pit and is currently utilised for Storage purposes, although it is equally well suited for Garaging, a Workshop, Agricultural Machinery Storage, Woodworking or the like (subject to any necessary consents).

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

N.B. The purchaser may have an option to purchase the adjoining 9 Acre block of Agricultural Land by separate negotiation.

Services

Mains Water and Electricity are available in the vicinity of the Plot, but not connected to the Property. Drainage would be to a Effluent/Septic Tank. There is no Drainage at present.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

A vehicular Right of Way exists in favour of the adjoining property Golygfa, between points 'A' and 'B' on the Plan.

Outline Planning Permission

Outline Planning Permission was granted on the 29th January 2008 for the erection of one dwelling - Land adjacent to Golygfa, Eglwysrw, Pembrokeshire. Application Number 07/1204/PA. This Planning Consent has now lapsed although there is still potential to develop the Plot of Land in the future.

General Remarks

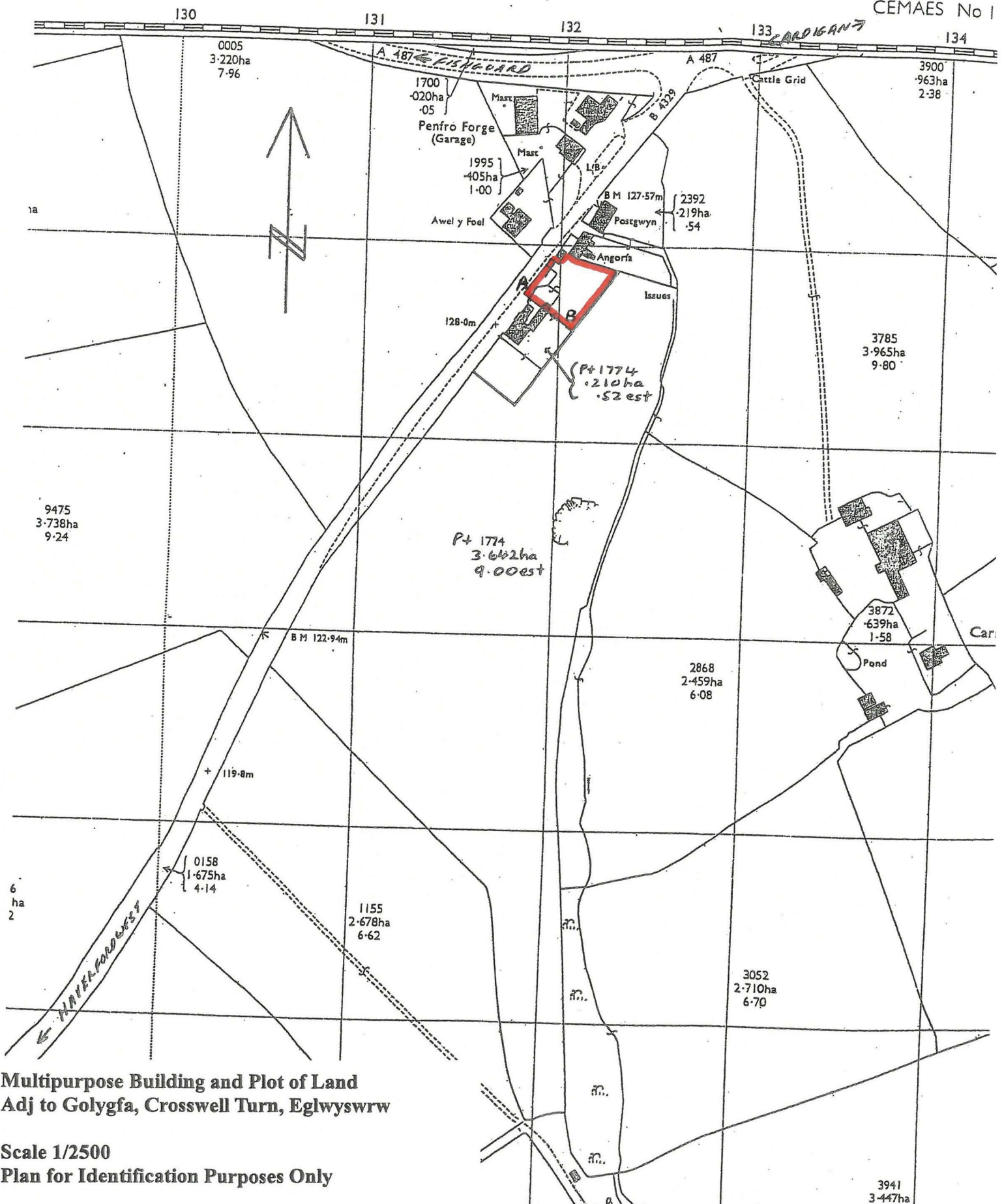
Rarely do Steel Multipurpose Buildings of this nature together with Land appear on the 'Open Market' and the opportunity to purchase should not be missed. The Planning Consent that was granted on the Plot of Land in 2008 for a Residential Dwelling on site has now lapsed, although there may well be potential to develop the Land in the future (Subject to Planning). The Multipurpose Building concerned is well suited for Garaging, Storage, Workshop purposes or the like subject to any necessary Planning Consents. Adjoining the Plot and the Multipurpose Building is a 9 Acre block of Agricultural Land, which is available by separate negotiation.

DNANCE SURVEY

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SN 1238-1338
PRESELI DISTRICT

CEMAES No 1



Multipurpose Building and Plot of Land
Adj to Golygfa, Crosswell Turn, Eglwysrw

Scale 1/2500

Plan for Identification Purposes Only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.