



**Units 1-6 Main Street, Goodwick, SA64 0BN**

**Price Guide £180,000**

Within 400 yards or so of the centre of Goodwick, a valuable Development Site on which there is Detailed Planning Consent for Six 3 Bedroom Starter Homes together with adjacent car parking space. As well as having Detailed Planning Consent, the Site has the benefit of Building Regulation Consent together with Detailed Drawings. Small Development Sites of this nature are few and far between and early inspection is strongly advised.

## Situation

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.

Goodwick has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, a Fish & Chip Shop Café/Take-Away, Petrol Filling Station Store and a Supermarket.

The Pembrokeshire Coastline at The Parrog is within a third of a mile or so of the property and also closeby are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

The twin town of Fishguard is a mile or so distant and has the benefit of a good 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, Take Aways, Art Galleries, Supermarkets, a Cinema/ Theatre and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and has an excellent shopping centre together with an extensive range of amenities and facilities.

The site is situated within a half a mile or so of Fishguard Harbour which is renowned as a Ferry Terminal for Southern Ireland. There is also a Railway Station within a few hundred yards or so of the property.

The Development Site concerned is situated at the Southern end of Main Street and is within 400 yards or so of the centre of Goodwick and Glendower Square.

The site has a maximum frontage of 200 Feet onto Main Street and a maximum depth of 340 Feet. Detailed Planning Consent has been granted for Six 3 storey Starter Homes with each property having its own front and rear gardens as well as adjacent vehicle parking space. Each property has accommodation as follows:-

## Ground Floor

Reception Hall, Cloak Room 6'7" x 3'7" (2.00m x 1.10m), Living Room 13'9"x8'10" (4.20m x 2.70m) and Kitchen/ Dining Room 17'8" x 8'6" (5.40m x 2.60m).

## First Floor

Landing with Airing Cupboard and staircase to Second Floor, Bedroom 2 17'9" x 8'6" (5.40m x 2.60m), Bedroom 3 10'2" x 8'10" (3.10m x 2.70m).

## Second Floor

Bedroom 1 16'9" x 12'9" (5.10m x 3.90m).

Attached are Ground, First and Second Floor layout plans of the accommodation as well as Main Street front elevation drawings. In addition, there is a Site Layout Plan.

## Services

All Mains Services are available in the vicinity of Main Street.

## Tenure

Freehold with Vacant Possession upon Completion.

## Planning Permission

Planning Consent was granted on the 27th June 2006. Copy attached.

## Building Regulations

Building Regulation Consent was granted on the 8th November 2010.

## Remarks

Small Development Sites of this nature are few and far between and early inspection is strongly advised. Work has already commenced on the site and on that basis, the Planning Consent is now considered as being live. Detailed Planning has been granted for six 3 storey Starter Homes each having 3 Bedroom accommodation. The site is ideally suited for a Builder or small Developer and early inspection is strongly advised. Realistic asking price.

## Directions

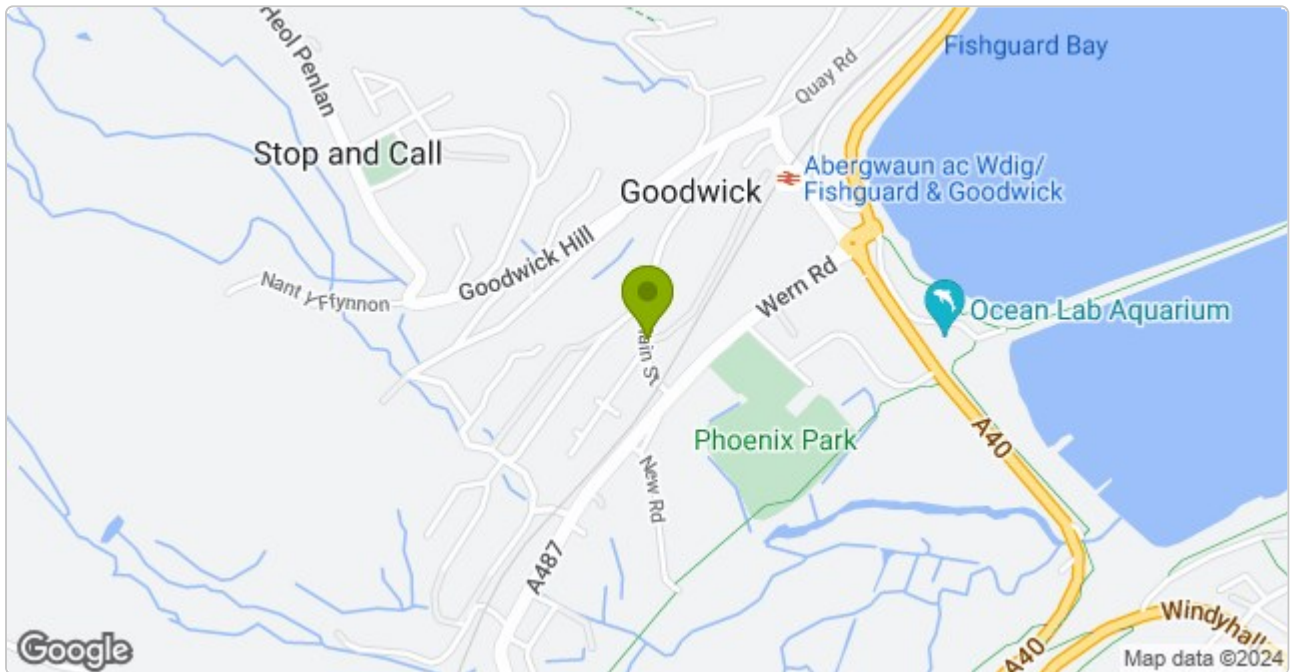
From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for approximately half a mile. At the first roundabout, take the second exit signposted to Goodwick & Fishguard Harbour. Continue on this road for some 500 yards or so and at the second roundabout, take the first exit in the direction of St Davids. Continue on this road for some 300 yards or so and take the first turning on the right hand side. Proceed under the Railway Bridge and the Development Site is situated immediately on your right. A "For Sale" board is erected on site.



## Proposed Plans



## 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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