



Yard & Buildings, Ludchurch, Pembrokeshire – SA67 8JH

Offers in Region of £150,000

jmorris.com

Yard & Buildings, Ludchurch

Pembrokeshire

A good size yard with planning permission granted for a plant hire business, plus a further hardstanding area with pond, measuring in total 1.8 acres in size, approximately. The property is situated just outside the south Pembrokeshire village of Ludchurch. The yard is level and has secure gated access, benefitting from 2 excellent steel framed sheds, ideal for machinery and general storage. There is mains water and electric connected plus a septic tank, which was used previously for a mobile porta cabin/office. This is an excellent opportunity for a plant hire business.



Situation

The yard is found just outside Ludchurch village, on the southern side, as identified by our JJMorris for sale sign. It is easily accessible by road, being situated between the main A40 and A477 trunk roads leading to the major towns of the county, Carmarthen, Haverfordwest and Pembroke.

Planning

Planning Ref 12/0463/PA. full details can be seen of the planning permission for a plant hire business via the Pembrokeshire Council Planning Portal. The seller has informed us that permission has also been granted for another shed to be built, measuring 100ft x 40ft, on the section by the pond.

Sheds

Both sheds have electric and water connected.

Services

Electric: Mains

Water: Mains

Drainage: Septic Tank (previously used for a porta cabin office, which has now been removed.

Local Authority: Pembrokeshire County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///lectured.throwaway.salary

Anti Money Laundering

Anti Money Laundering Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.







JJ Morris Narberth

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