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www.westwalesproperties.co.uk



## Plot E24, Eastmoor Park Cuffern, Roch, Haverfordwest, Pembrokeshire, SA62

- Freehold Building Plot
- Outline Planning
- Rare Opportunity
- In rural residential development

- 70'1" x 92'4" plus driveway
- for Four Bed Dormer Bungalow
- With Detached Garage

Offers Around £67,500



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

*The Agent that goes the Extra Mile*



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band ' ' - N/A

AGENTS NOTE: The adjacent plots are allocated to have two pairs of semi-detached affordable properties built on them.

ADR/RJD/04/22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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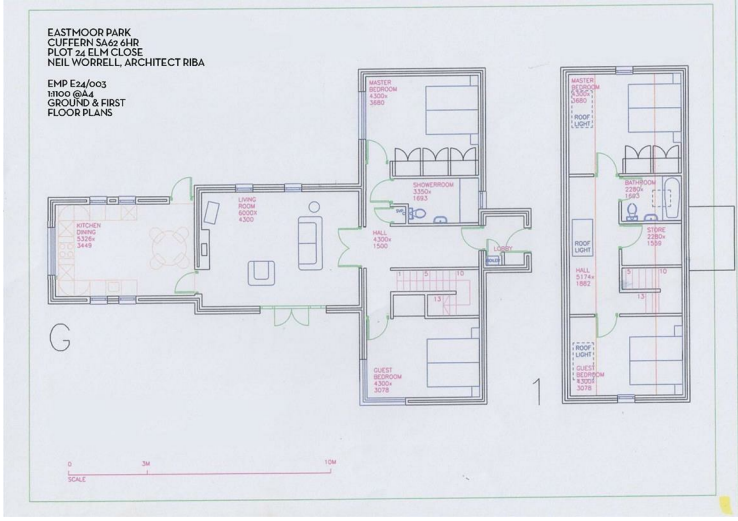
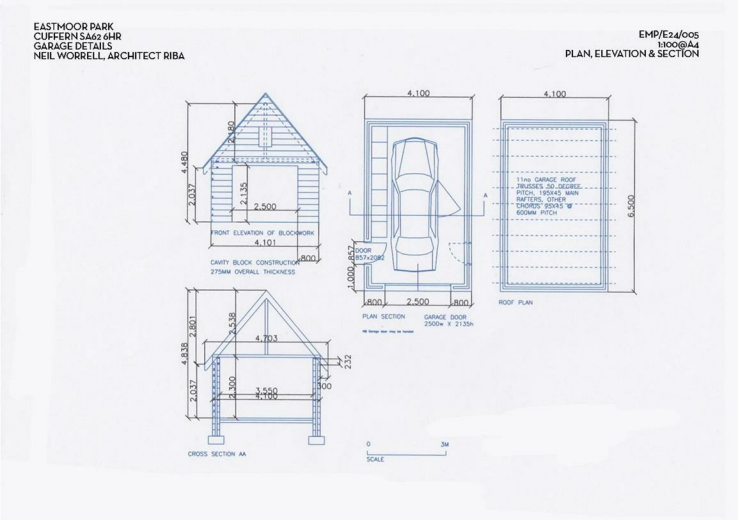
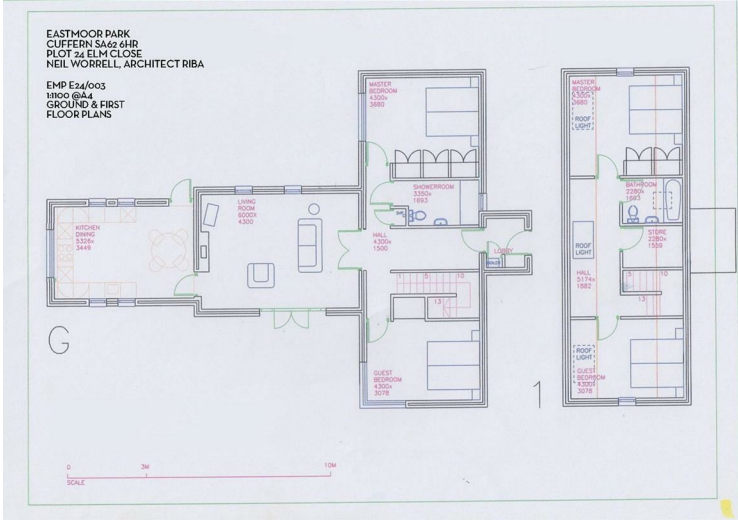
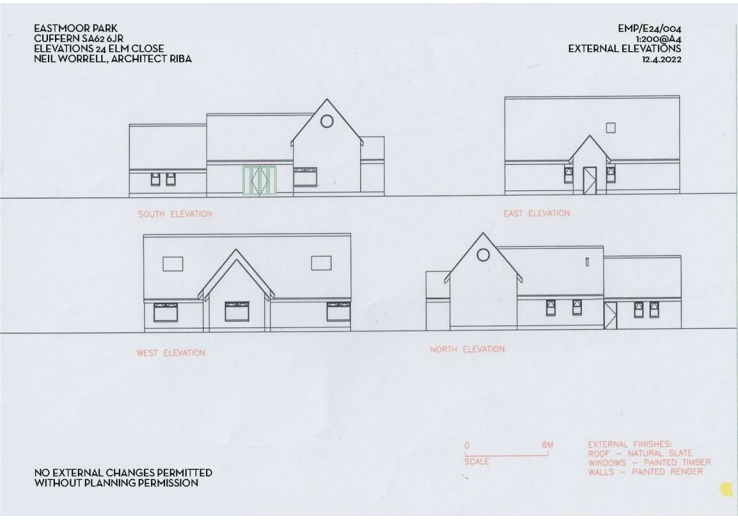
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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An opportunity to purchase the last available Freehold building plot on an established rural residential development, within 1.5 miles of the historic Roch Castle, and less than 4 miles from the award winning long sandy beach at Newgale.

The permission is for a four bedroom, two bathroom dormer bungalow, with detached garage, in keeping with the other properties on the development (no substantive changes would be permitted to the exterior appearance)

The level plot measures 70'1" x 92'4" plus driveway of 76', and services (electricity, water, lpg gas, drainage) are available nearby for the buyer to connect to.

The estate is served by a tarmac private road, maintained by the management company.. We respectfully request that you contact our offices prior to viewing this property internally or externally.

The Pembrokeshire Coastline is close by and within easy reach are the beaches and coves of Newgale, Pen-Y-Cwm, Nolton Haven, Broad Haven, Druidstone Haven. The coastal path provides opportunities for many enjoyable walks along the stunning Pembrokeshire Coastline, an area of outstanding natural beauty. The Cathedral City of St Davids lies to the North West, and the county town of Haverfordwest with its many facilities and amenities is approximately 6 miles to the South. The nearby village of Roch has a post office/shop, public house, primary school and community hall.

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## DIRECTIONS

From our Haverfordwest Office, proceed up High Street and Dew Street. Continue right at the traffic lights, and turn right down Barn Street. Continue over the roundabout, and pass Lidl on the left. Take the first exit. At the roundabout, take the first exit. At the next roundabout take the second exit. Continue on this road for approximately 5 miles. When arriving in Simpsons Cross, take the right turning sign posted Cuffern. Continue this road, passing Cuffern Manor. Take the right into the estate, between the two large stone jambs, and follow the road past Beech Close, and on round to the right. The plot will be found on the right hand side

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.