



## Old Exchange Keeston, Haverfordwest, Pembrokeshire, SA62 6EE

**\*\*PRE APPLICATION AND HIGHWAYS RESPONSE AVAILABLE ON REQUEST TO THE OFFICE\*\***

An opportunity to purchase a freehold plot of land located in the popular rural community of Keeston. The current owners have submitted a Pre Application, (Ref:PR/0152/25) guidance notes are available by request.

Affordable Housing Contribution: £25,437.50.

Potential purchasers should make their own enquiries to Pembrokeshire County Council, Planning Department.

The village is close to the coast at Newgale and within a convenient drive of the country town of Haverfordwest.

The potential plot currently houses the old telephone exchange and is situated in a slightly elevated position above a single track lane leading into the village. The entire plot measures approximately 0.045 of an acre.

The popular village of Keeston is approximately four miles from the County Town of Haverfordwest and convenient to the beautiful Pembrokeshire coastline at Newgale, famous for its sandy beach, rugged cliffs, and coastal path, with the harbour village of Solva and the Cathedral City of St Davids beyond.

- Potential Building Plot By Auction
- Subject to full planning application
- Affordable Contribution: £25,437.50
- Pre Application PR/0152/25
- Located On A Single Track Road
- Close To Village Centre
- Existing Structure
- Mains Water, Drainage and Electric to Structure

**Guide Price £60,000**

**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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

HEATING: N/A

TAX: Band N/A

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/03/26/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<https://www.facebook.com/westwalesproperties/>

From Haverfordwest, take the A487 towards St Davids, passing through Pelcomb. Just before the village of Simpson Cross, turn right where signposted to Keeston. Continue past the green, keeping straight. The entrance to the property will be found shortly ahead, denoted by a for sale sign.

What3Words:///wrenching.skylights.isolated

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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