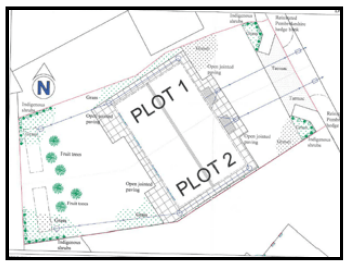
MORGAN & DAVIES
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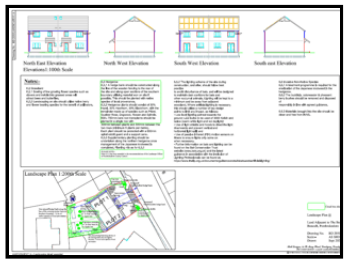
Estate Agents | Property Advisers
Local knowledge, National coverage

Freehold Building Plot with full detailed planning for two 3 bedroom semi detached houses.
Boncath - Pembrokeshire, West Wales.









Building Plot adj Boncath Inn, Boncath, Near Cardigan, Pembrokeshire. SA37 0JN.

£80,000

Ref D/2208/ID

Unique opportunity to acquire a Freehold building plot Detailed planning permission granted for 2 - 3 bed semi detached properties**Village centre amenities**Plot services nearby**Popular north Pembrokeshire village of Boncath**

**A GREAT OPPORTUNITY NOT TO BE MISSED ! **

The property is situated within the centre of the popular village of Boncath in North Pembrokeshire. The village benefits from a small shop which provides for basic everyday needs. The villages of Crymmych and Llechryd are both within a short driving distance with shops and amenities including primary schools, secondary schooling etc. The former Market town of Cardigan is approximately 8 miles distance and has a secondary school, 6th form college, cinema/theatre, community hospital, traditional high street offerings, retail parks and industrial estate, supermarkets, a variety of restaurants, public houses and large scale employment opportunities.

LAMPETER
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Ceredigion, SA46 0AS
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Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

THE PLOT

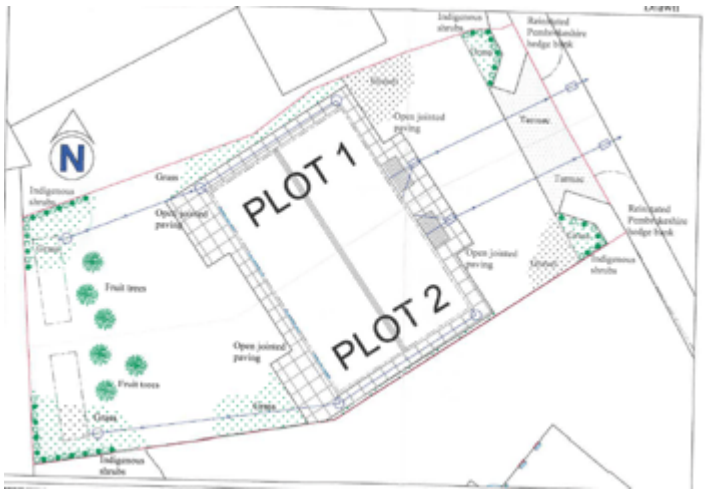
The plot sits centrally within the village of Boncath.

The plot has full detailed planning permission for 2 - 3 bedroomed semi detached properties.

Planning Ref 24/0571/PA. (Pembrokeshire County Council).

The Section 106 will be paid by the current owners prior to completion.







MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

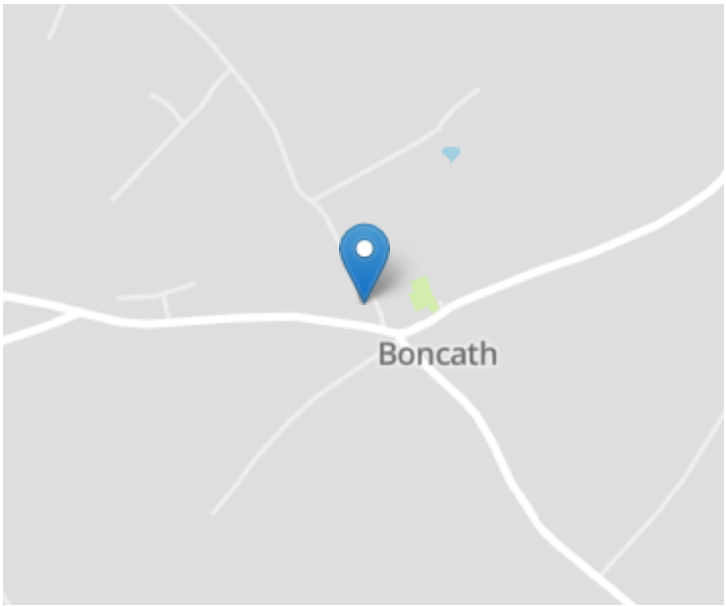
Services

We are advised that there are mains water and drainage connections to the boundary of the property and electric services nearby.

MATERIAL INFORMATION

Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No



Directions

The building plot can be found at Boncath village centre, just adjacent to The Boncath Inn.

For further information or
to arrange a viewing on this
property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

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E: aberaeron@morgananddavies.co.uk
http://www.morgananddavies.co.uk

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