

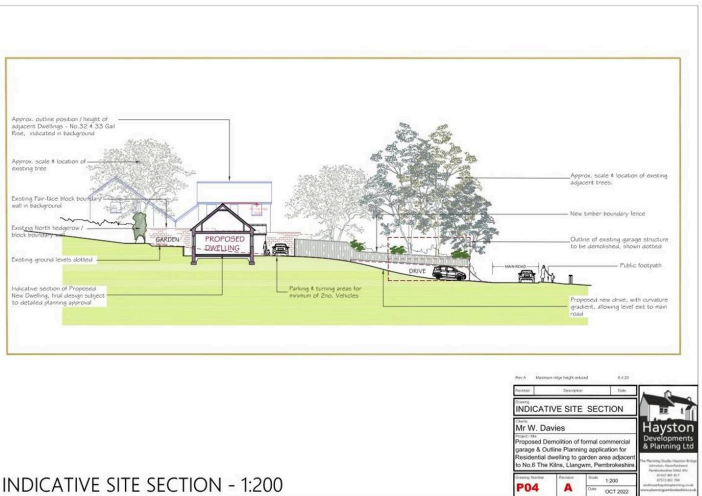
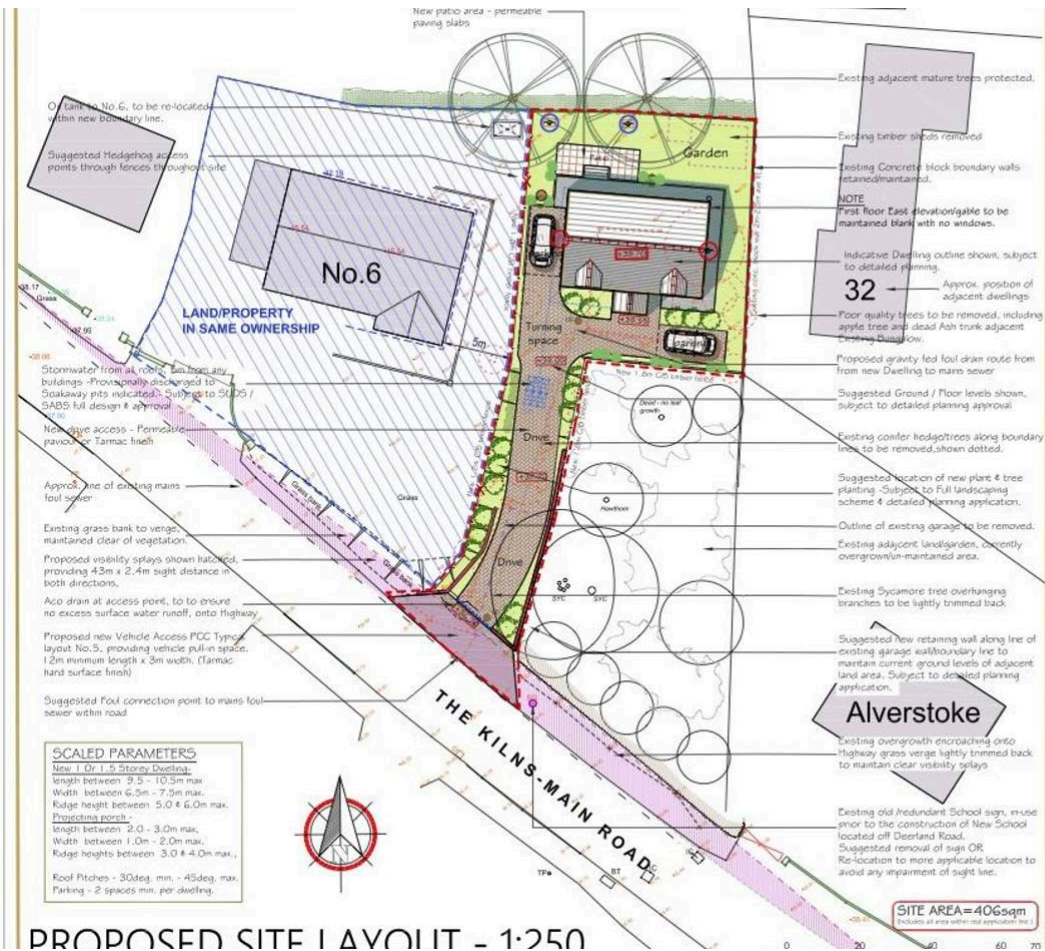


Plot adjacent to 6, The Kilns, Llangwm

£85,000 Freehold

An excellent opportunity to acquire a residential building plot in the highly desirable village of Llangwm, located within easy reach of Haverfordwest and the Cleddau Estuary. The plot forms part of a quiet and established residential area and is ideally positioned for those seeking a peaceful yet well-connected location.

Outline planning permission has been granted for the development of a single residential dwelling, following the removal of a former domestic garage/commercial store. The site is surrounded by individually styled homes, offering a unique opportunity for bespoke design with the planning parameters.



Planning Permission

Outline planning consent was granted by Pembrokeshire County Council under application reference 23/0057/PA for: "The erection of one residential dwelling with associated car parking and landscaping, following demolition of former commercial/domestic garage." The dwelling must conform to the following approved maximum dimensions: Main Dwelling: Length: 9.5 – 10.5 metres Width: 6.5 – 7.5 metres Ridge Height: 5 – 6 metres Porch (if applicable): Length: 2 – 3 metres Width: 1 – 2 metres Ridge Height: 3 – 4 metres Prospective purchasers are advised to consult Pembrokeshire County Council's planning portal for the full decision notice and associated documents.

Services

While services are not currently connected to the site, we are advised that mains water, electricity, and drainage are available from the adjacent council highway. Purchasers should make their own enquiries with the relevant utility providers to confirm availability and connection costs.



Llangwm is a vibrant and attractive village situated on the western bank of the River Cleddau. It benefits from a strong community spirit, excellent access to scenic walks and estuary views, a village shop, pub, and community centre, and is within commutable distance of Haverfordwest and Milford Haven. The property lies just minutes from the A4076 and is well-placed for exploring the Pembrokeshire Coast National Park.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Sought-after village location within the heart of Pembrokeshire
- Scope for bespoke design within defined planning parameters
- Outline planning permission for a detached residential dwelling
- Mains services understood to be available nearby