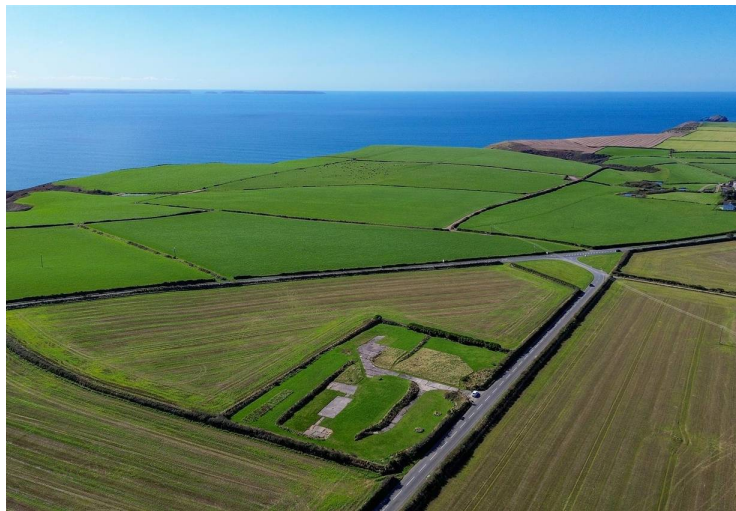




Land near junction with A487, Brawdy, Haverfordwest

£650,000 Freehold

Substantial 0.89ha brownfield site near Brawdy with road access. No current planning, but potential for residential or live-work use. Close to Newgale, Solva, St Davids, and coast.



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Council Tax band: TBD

Tenure: Freehold

- Close to existing employment areas
- Convenient position with easy access close to Brawdy Business Park
- Brownfield site with potential for residential development (STP)
- Attractive rural setting with strong links to nearby coastal destinations
- Approx. 3 miles from Newgale Beach and 6 miles from St Davids

Planning

The site has no current planning consent, but its status as a brownfield parcel with a history of built development places it in a favourable position for redevelopment. A previous Pre-Application Enquiry explored the potential for live-work units, and the Local Planning Authority indicated that a mix of residential and small-scale employment uses could be acceptable in principle. The land sits close to Brawdy Business Park and benefits from good access to the A487, which supports the case for a residential or mixed-use scheme. Purchasers will need to engage with Pembrokeshire County Council to confirm the most suitable approach, but potential options include full residential redevelopment, live-work units, or a blended layout designed around the existing hardstanding network.

Location

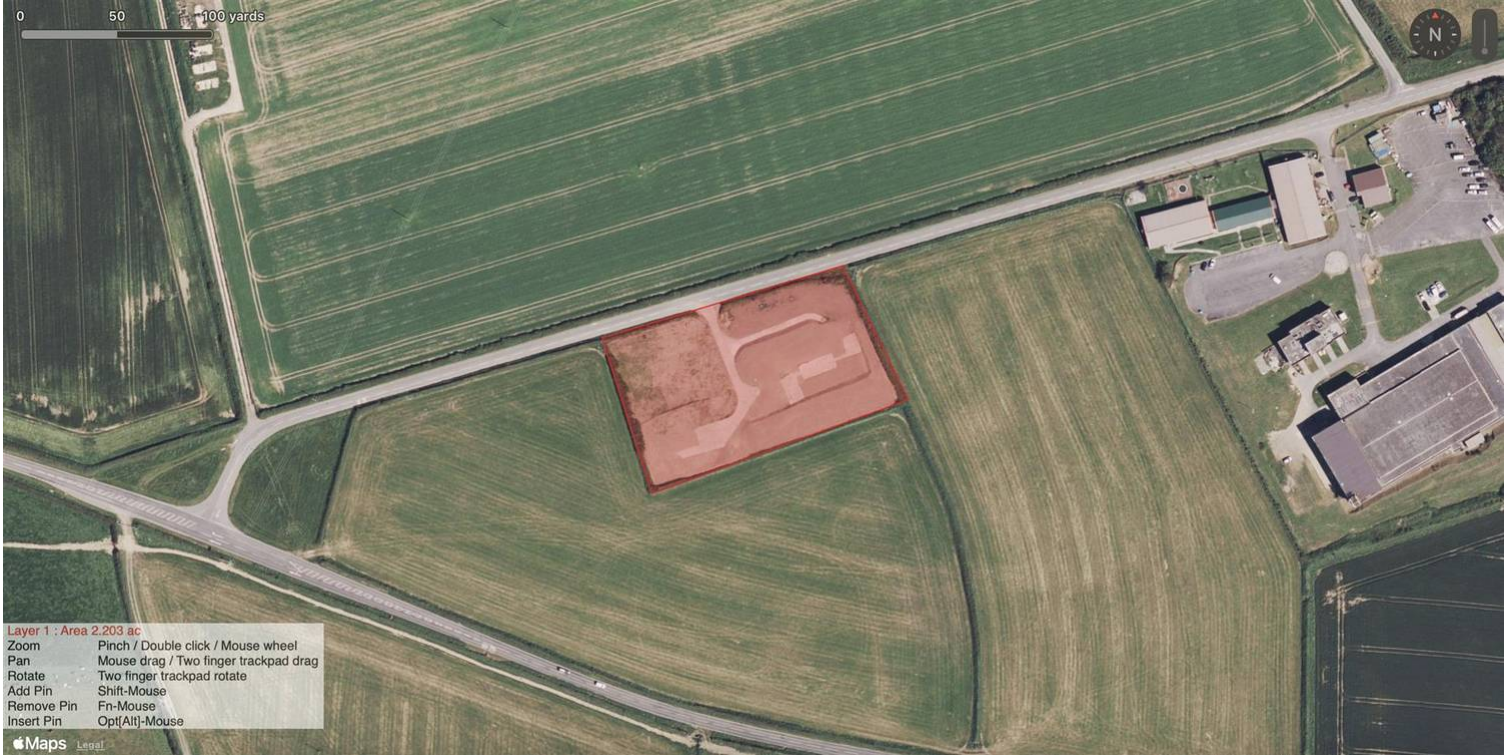
The site occupies a convenient position just off the road leading to MoD Brawdy and sits approximately 50 metres west of Brawdy Business Park. It lies around three miles from the popular beach at Newgale and six miles from the historic city of St Davids, with easy onward access via the A487 toward both Haverfordwest and Fishguard. The location offers a blend of rural coastal living and proximity to local employment centres, making it well suited to future development.

Services

Prospective purchasers should satisfy themselves regarding availability of mains water, electricity and foul drainage.

Tenure

Freehold with vacant possession on completion.



Layer 1 : Area 2.203 ac

Zoom	Pinch / Double click / Mouse wheel
Pan	Mouse drag / Two finger trackpad drag
Rotate	Two finger trackpad rotate
Add Pin	Shift-Mouse
Remove Pin	Fn-Mouse
Insert Pin	Opt[Alt]-Mouse

