



**TREFIN, PEMBROKESHIRE SA62 5AR**

## Prime Coastal Residential Development Opportunity

**FREEHOLD** land **FOR SALE** comprising approximately **0.35 hectares (0.9 acres)** **WITH PLANNING CONSENT FOR 11 RESIDENTIAL UNITS**

Located on the eastern edge of the picturesque Pembrokeshire village of Trefin / Trevine - a short walk to the Pembrokeshire Coastal Path

7 miles to St Davids - 8 miles to Fishguard

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## LOCATION

Trefin is a picturesque village on the north Pembrokeshire coast between Porthgain and Abercastle. St Davids is about 7 miles to the south west and Fishguard about 8 miles to the north east. There is good access to the A487 which is about 1 mile to the south.

The Pembrokeshire Coastal Path skirts along the north of Trefin with spectacular views of the surrounding area.

Trefin has an active community with a local pub, a cafe associated with Melin Trefin weaving centre and a village hall.



## DESCRIPTION

The property comprises a greenfield site on the eastern outskirts of Trefin with frontage to Abercastle Road along its northern boundary.

The land is predominantly level with a southerly aspect and is enclosed by established hedgerow.

There is a gate access off Abercastle Road in the north western corner.

The land is laid to pasture and there is a small storage shed in the south western corner.

## SERVICES

Plans showing the location of services are available from the selling agents.

## PLANNING

The property has the benefit of planning consent for the development of 11 residential units comprising 4 No. x 3 bedroom detached, 4 No. x 4 bedroom detached, 1 No. X 2 bedroom detached and 2 No. X 1 bedroom semi-detached (2 No. Affordable units).

The planning reference is NP/21/0577/FUL.

Copies of plans and Section 106 Agreement are available from the selling agents.

## TENURE

The property is FREEHOLD and full vacant possession is available on completion.



## TERMS

The property is being offered FOR SALE by private treaty for offers in excess of £550,000.

## VAT

No VAT is applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

The land may be viewed from the gate at any time although please note that access on to the land will need to be prior arrangement and for further information please contact agents:

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CLICK TO VIEW  
360° PANORAMA

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