



Potential Plot Boncath Inn Pentre Terrace Boncath, SA37 0JN

An opportunity to build a pair of semi detached houses in the centre of Boncath Village to the rear of the closed Boncath Inn Public House with recent Preapplication Approval from Pembrokeshire County Council (details available). Purchasers will have to enter into a Section 106 Agreement and pay £5087.50 per new dwelling built towards affordable housing in the area.



- ❖ Site To Build A Pair Of Semi Det. Houses
- ❖ Has Recent Preapplication Approval
- ❖ To The Rear Of Closed Public House
- ❖ Section 106 Agreement Required
- ❖ £5087.50 Affordable Housing Contribution Per New Build
- ❖ No Detailed Planning Consent
- ❖ Whole Site For £254,950
- ❖ Public House Only £209,950

£45,000

1 Cawdor Terrace, Newcastle Emlyn, Carmarthenshire SA38 9AS
info@housesforsaleinwales.co.uk

Proposed Plot - Front Towards Back



Proposed Plot - Back Towards Front



Another View



Plan of Proposed Plot



Directions

From Cardigan, take the A478 Narberth Tenby Road. Continue through Bridell & Rhoshill & continue until you see a staggered cross-roads. Turn left here for Boncath. Proceed into the village turn left immediately before village shop (into Pentre Terrace) and the plot is on the left-hand side, just after Boncath Inn (far end of the car-park)

General Information

Viewings via the agents: HOUSESFORSALEINWALES.CO.UK

Services:

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.