

Fred Rees & Son



Auctioneers, Estate Agents & Valuers

**Castle House, 42 St Mary St.,
Cardigan, Ceredigion, SA43 1HA**

[www. estate-agents-wales.co.uk](http://www.estate-agents-wales.co.uk)

01239 612464

nicolas.rees@btinternet.com

For Sale by Private Treaty

WEST WALES COAST

North Pembrokeshire

Pembrokeshire Coast National Park

MOYLEGROVE

Ceibwr Bay &

Coastal Path 1 mile

Cardigan 5 miles

Newport 5 miles



TENURE: FREEHOLD

PRICE: On Application

SERVICES: We are advised that the property is serviced by –

MAINS WATER, ELECTRICITY & DRAINAGE. Services are available but will require renewal

VIEWING: STRICTLY BY PRIOR APPOINTMENT WITH THE SELLING AGENT. All negotiations must be conducted through the offices of Fred Rees & Son.

SHOULD YOU DECIDE TO VIEW WITHOUT AN APPOINTMENT, YOU DO SO AT YOUR OWN RISK

LOCAL AUTHORITY: Pembrokeshire County Council, Council Offices, County Hall, Haverfordwest, SA61 1TP 01437 764551 Pembrokeshire Coast National Park, Llanion Park, Pembroke Dock, Pembrokeshire SA72 6DY Telephone: 01646 624800

This former Bus Depot is in a poor state of repair with dilapidated buildings extending to in all to 1,200 sq m (12,916 sq ft). There is a large front level concrete forecourt providing ample parking and turning space for a number of vehicles. The depot is accessed off a minor Council road with a wide vehicle entrance. The site is suitable for a variety of Commercial uses/Light Industrial use subject to obtaining necessary Planning Consent. Potential purchasers should make their own enquiries to the Local Authority as to its usage.

Please Note

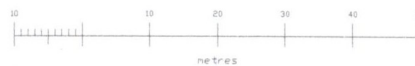
Planning Consent to build one detached dwelling on the site was refused on the 18th November 2021 and further information can be obtained from the Pembrokeshire Coast National Park Authority. Their website is www.pembrokeshirecoast.wales. Application No: NP/20/0231/Full

PLAN OF SITE

Ordnance Survey®
Ukmapcentre.com



Serial number: 178604
©Crown copyright and database right 2020
Ordnance Survey licence 100048957
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey



PLAN
Scale 1:1000 at A4



General Remarks and Stipulations

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the condition of sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Purchasers

Due to market conditions you will be required to provide proof of funds to show that you are in a position to proceed to purchase.

Coronavirus

Please provide photo ID of either your passport or driving licence together with a Utility Bill showing your address. We would also advise that you bring with you an independent email/letter from your Estate Agent/Solicitor showing that you are in the process of selling or have sold the property you presently reside in.

Covid guidelines and social distancing to be adhered to upon viewing the property.

Fred Rees & Son will continue to provide services in the normal way and whilst it remains business as usual for the time being, we must all be aware that the circumstances could change. Fred Rees & Son will continue to operate providing a service to you in accordance with guidance provided by the NHS and government. However, this could be subject to change and we felt that it was a good time to warn you that whilst we will try to minimise the impact on services wherever possible, these could be disrupted in the event of a deterioration in the situation in the UK. We are following the guidelines in respect of good hygiene as recommended by the NHS and have been discouraged from shaking hands for the time being. We thank you for your patience and are working hard for the benefit of all concerned.

These particulars are for guidance only and do not constitute part of an offer or contract. While every effort is made to be as accurate as possible all descriptions, dimensions reference to condition and necessary permissions for use and occupation & other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Please note that we have not tested equipment, appliances & services.