



## Plots 6, 7A, 7B & 8, Celtic Link Industrial Park, Dwrbach - SA65 9RY

£75,000

4 Level lying Industrial Plots which stand on this conveniently located Industrial Park within three quarters of a mile or so of the Main A40 Fishguard to Haverfordwest Road. The Plots vary in size from approximately 750 square metres to approximately 1,300 square metres. Each Plot is bounded by 6'6" high Secure Metal Fencing and having the benefit of double gated access onto the Estate Road. Rarely do Industrial Plots of this nature appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised.

## **Situation**

Celtic Link Industrial Park is situated within three quarters of a mile or so of the Main A40 Fishguard to Haverfordwest road and is within a mile or so of the village of Scleddau. Fishguard being close by has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, a Petrol Filling Station/Store, Repair Garages, a Cinema/Theatre and a Leisure Centre. The twin town of Goodwick is within 2 miles or so. Goodwick has the benefit of a few Shops together with a Primary School, Public Houses, Hotels, a Supermarket, 2 Fish and Chip Shop Cafe's/Takeaways, a Petrol Filling Station/Store, Repair Garages, a Builders Merchant and a Cafe. Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

## **Directions**

From Fishguard take the Main A40 road south for some 2 miles and just prior to entering the village of Scleddau take the turning on the right, signposted to St Davids. Continue on this road for 350 yards or so and follow the road to the right in the direction of St Davids. Proceed on this road for half a mile or so and the entrance to Celtic Link Industrial Park is situated on your right. Proceed into the estate to the end of the tarmacadamed road and turn right into the Cul-de-Sac which gives access to Plot 7A, 7B and Plot 8. Plot 6 is a short distance further along from the hammerhead on your right.

## **Description**

The Plots concerned vary in size and are all level lying and bounded by 6'6" high Secure Metal Fencing with each Plot having double gated entrances. There are underground alkathene water supply pipes to each Plot. It will be the responsibility of the purchaser of each Plot to make their own Mains Water connection to the Mains Water Supply Pipe which is situated on the Industrial Estate i.e. Celtic Link Industrial Park. The Plots concerned are all indicated on the attached Plan which is to the Scale of 1/500 approx.

The Plots vary in size and the measurements for each Plot are as follows:-

Plot 6 - 38m average x 34m average - 1,300 square metres approx.

Plot 7A - 29.4m x 25.4m - 750 square metres approx

Plot 7B - 34.9m x 25m - 875 square metres approx

Plot 8 - 33.35m x 26.4m average - 880 square metres approx

## **Price Guides**

The Plots are offered for Sale with the following Price Guides:-

Plot 6 - £99,950

Plot 7A - £75,000

Plot 7B - £79,950

Plot 8 - £79,950

## **Services**

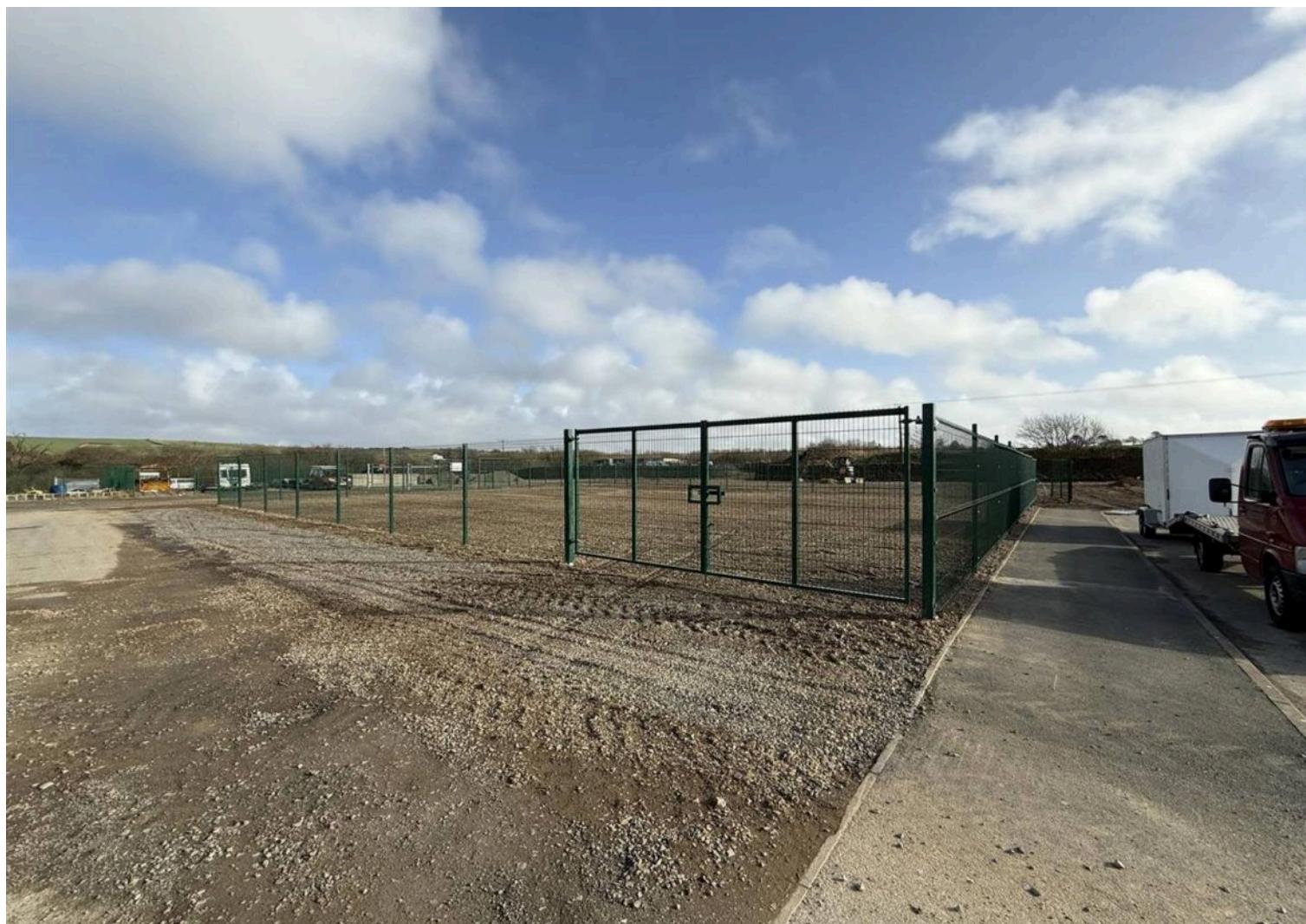
Mains Water is available on the Estate but not connected to any of the Plots. There are underground alkathene pipes already laid on to each Plot from the Mains Water Supply Pipe. Mains Electricity is available in the vicinity of the Site, but not connected to any of the Plots. Drainage would be to individual Sewerage Treatment Plants, if required.

## **Tenure**

Each Plot is of Freehold Tenure.

## **Remarks**

Rarely do Industrial Plots of this nature appear on the Open Market and the opportunity to purchase should not be missed. The Plots vary in size from 750 square metres approx to 1,300 square metres approx. Each Plot has a 8' high Secure Metal Fence boundaries on all four sides with double gated accesses onto the Estate Road. Services are available close by, but are not connected to any of the Plots concerned. The Plots are offered 'For Sale' with realistic Price Guides and early inspection is strongly advised.





Plots 6, 7A, 7B & 8 Celtic Link Industrial Park,  
Dwrbach, Fishguard, Pembrokeshire.

Scale 1/500 Apx.

Plan for Identification Purposes Only.



**jjmorris**

**Fishguard Office:**

21 West Street, Fishguard, Pembrokeshire, SA65 9AL  
T: 01348 8738636  
E: fishguard@jjmorris.com