



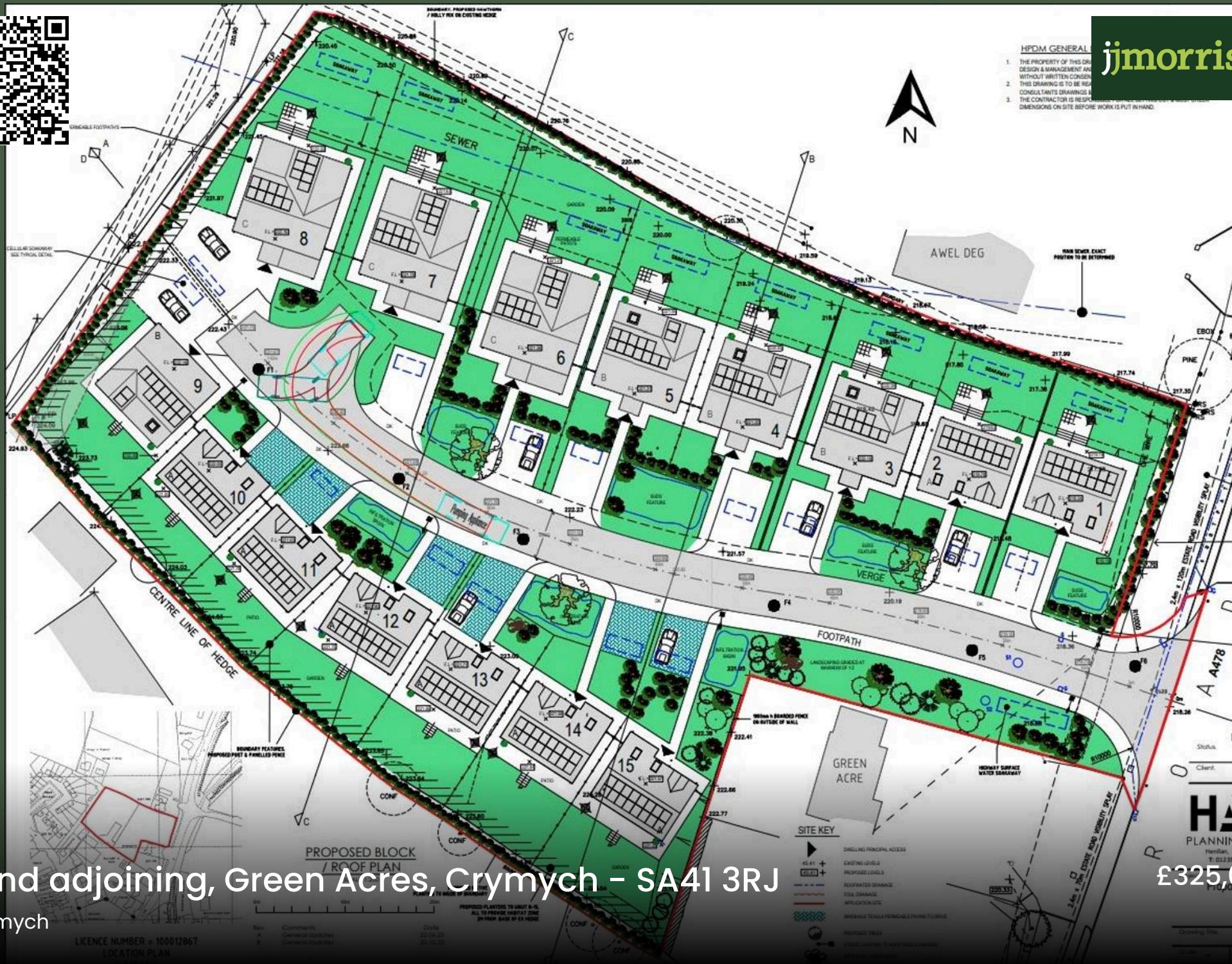
jjmorris.com

**HPDM GENERAL**

1. THE PROPERTY OF THIS DRAWING DESIGN & MANAGEMENT AND WITHOUT WRITTEN CONSENT

2. THIS DRAWING IS TO BE READ CONSULTANT'S DRAWINGS &

3. THE CONTRACTOR IS RESPONSIBLE DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



# Land adjoining, Green Acres, Crymych - SA41 3RJ

# Land adjoining, Green Acres

## Crymych, Crymych

A residential development opportunity, sitting on a site of around 0.75 hectares (1.85 acres). Located on the northern edge of the Pembrokeshire village of Crymych, with views of surrounding countryside, being approximately 8 miles to Cardigan and 10 miles to Newport, Pembrokeshire. Planning Permission was granted on 11th April 2024 for 15 residential properties.

Council Tax band: TBD

Tenure: Freehold



## Location

Crymych is located on the eastern edge of the Preseli Mountains in the heart of rural Pembrokeshire. The village has excellent accessibility to the surrounding area via the A478 connecting with Cardigan to the North and Narberth to the South. The coastal town of Newport, Pembrokeshire is less than 10 miles to the west. The village has a range of amenities including good schools, livestock market, a busy industrial estate and village centre with shops and services.

## Planning Permission

Planning permission was granted by Pembrokeshire County Council on the 11th April 2024, under Application Number 23/0465/PA for Residential Development on Land Adjacent to Greenacre, Crymych, Pembrokeshire SA41 3RJ. Copies of the planning documents are available online and also from the selling agent.

## Tenure

The property is freehold and full vacant possession is available upon completion.

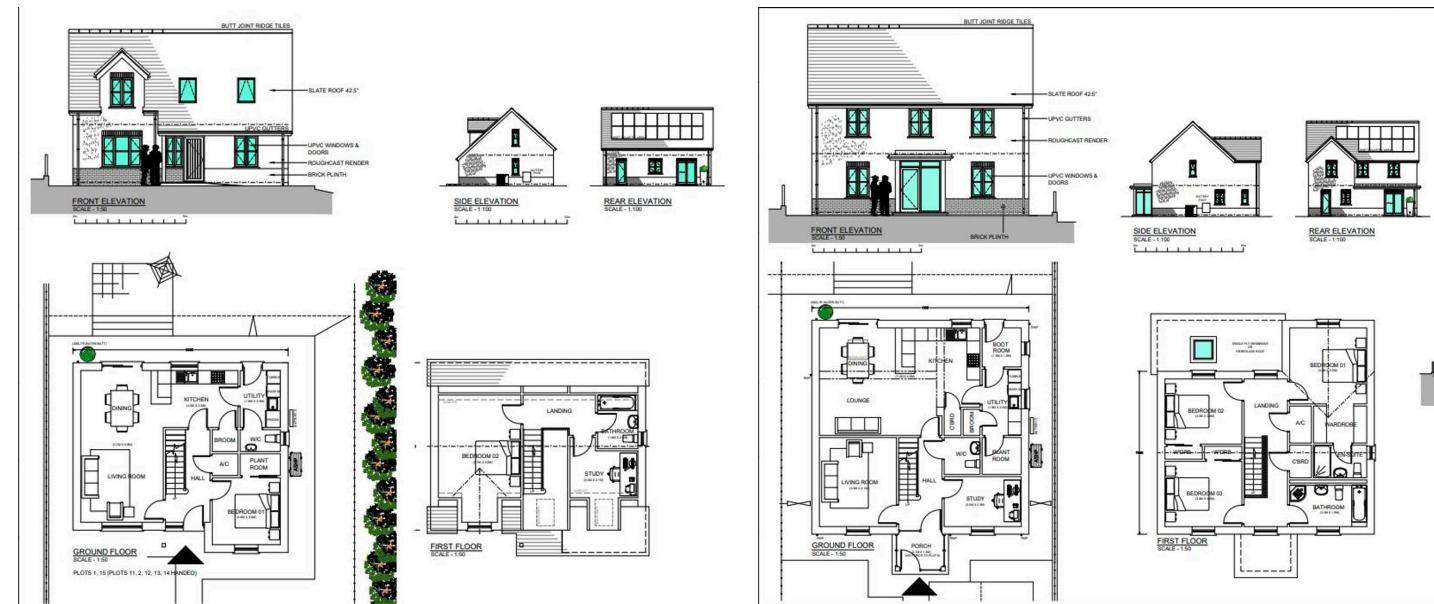
## Services

We understand that services are available in the vicinity of the property. Please note there is no mains gas available



## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.







**jjmorris**.com

**jjmorris**.com  
Estate Agents

## JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • [cardigan@jjmorris.com](mailto:cardigan@jjmorris.com) • <http://jjmorris.com>

