

Preliminary Brochure

DEVELOPMENT SITE/BUILDING PLOT(S), TO THE SOUTH OF OLD VICTORIAN SCHOOL STEPASIDE SA67 8LQ

GUIDE PRICE £125,000



FROM ROAD BELOW



FROM FORMER SCHOOL ABOVE

- SOUTH-FACING/SLOPING SITE/PLOTS - CIRCA 101FT X 95FT OVERALL
- EXISTING/LIVE PLANNING CONSENT FOR 3 TERRACED HOUSES
- POTENTIAL FOR 1 LARGE HOUSE OR 2 DETACHED HOUSES (S TO C)
- MAINS WATER AND ELECTRICITY AVAILABLE. DRAINAGE WILL BE PRIVATE
- ATTRACTIVE SUNNY RURAL BUT NOT REMOTE SETTING CLOSE TO A477T
- KILGETTY - 1 MILE, WISEMAN'S BRIDGE - 2 MILES & S'FOOT - 3 MILES

GENERAL

The availability of this Site/Plot(s) in Stepside provides a rare opportunity for both developers and/or "Self Builders".

The Old Victorian School has been converted into seven Apartments. There is also a Terrace of three Cottages. Stepside itself is adjacent to but not within the stunning southern section of the Pembrokeshire Coast National Park and the beach at Wiseman's Bridge is within walking distance along the beautiful Pleasant Valley.

PLANNING

The existing permission is for Three Terraced Houses. This 2011 consent (Ref: 10/1309/PA) has been retained as the service road has been constructed (tbc). If the Site is developed as Three Terraced Houses, no Section 106 Payment or the like is required.

However, the Site has potential for development as 2 Detached Houses or a large Detached House. In these cases, a Section 106 Payment may be required.

* Interested parties must make their own enquiries with the Planning Department of Pembrokeshire County Council on 01437-764551.

ACCESS

This will be via the existing access from the north-west corner of the Former School.

DRAINAGE

Foul - "Brown" re WCs - to a cesspit lower south side of the Site. Will need to be emptied periodically but will be well positioned for possible future connection to the mains sewer if brought to Stepside.

"Grey" - re sinks, baths and washing machines etc - to holding tank then filtered and discharged to soakaway (see below).

Storm Water - Soakaway (see above).

* Whether the Site/Plot(s) is developed as one, two or three Houses, there will be just one cesspit, one holding tank and one soakaway. A Management Company or the like will be created in order to administer the shared arrangement (tbc).

TENURE

We understand that this is Freehold.

DIRECTIONS

From the Kilgetty Roundabout proceed east along the A477T and take the first turning on the right hand side down to Stepside. Turn left immediately after a small Block of Flats. This road swings up to the right hand side where the Old Victorian School will be found on the right. The Plots are to the lower south side of the Former School.

VIEWING

**STRICTLY BY APPOINTMENT WITH THE SOLE AGENT
GUY THOMAS LLP ON 01646 682342.**



ACCESS



Residential space

33.788

33.322

32.615

31.028

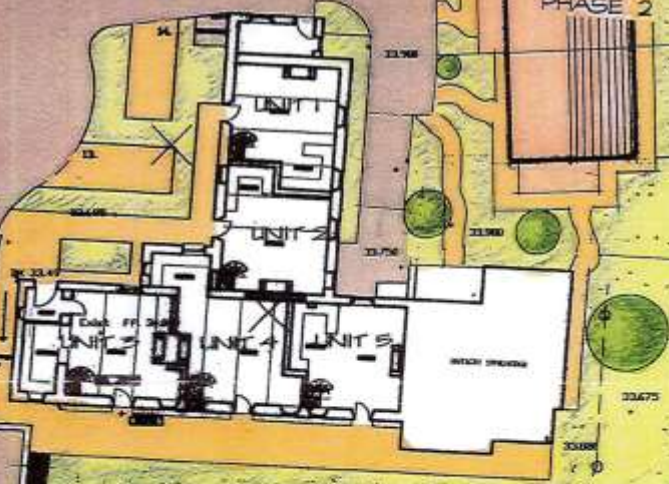
34.320

33.908

33.756

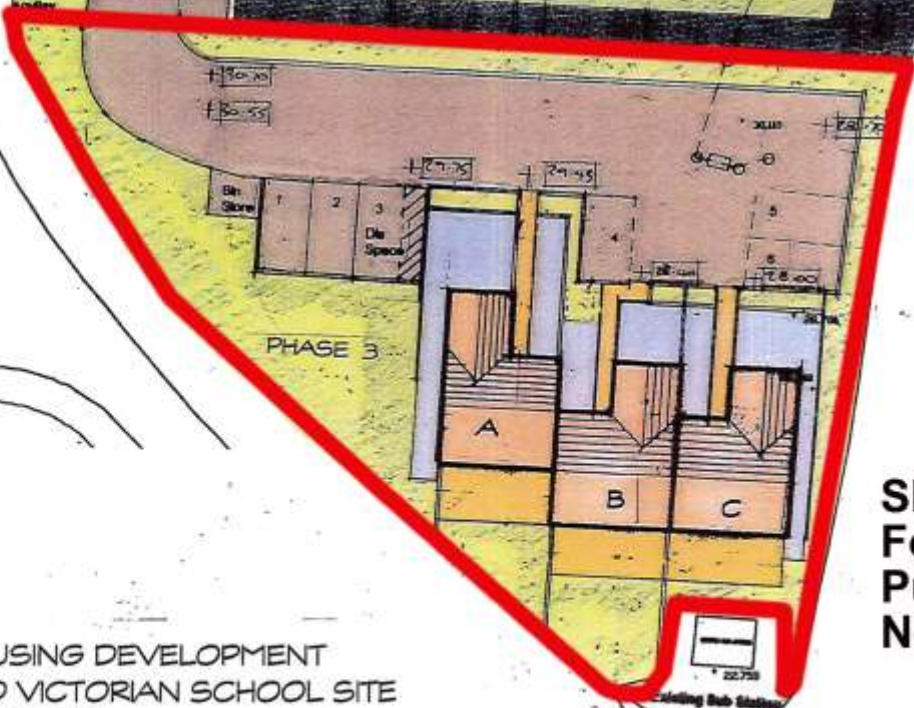
32.995

PHASE 2



33.675

33.388



PHASE 3

SITE PLAN
For Identification
Purposes only
Not to Scale

HOUSING DEVELOPMENT
OLD VICTORIAN SCHOOL SITE
STEPASIDE

Waiting Bus Station