



Land fronting Carmarthen Road, Kilgetty, SA68 0YA

- Freehold Development opportunity
- Total site area 2.32 acres (0.94 ha)
- Accessed via Carmarthen Road and a private rear access road
- Ideal location for residential or commercial development
- Vacant possession is available subject to the termination of existing licenses.
- Proximity to popular commercial operations such as the Co-op and a Hyundai dealership
- Price on Application

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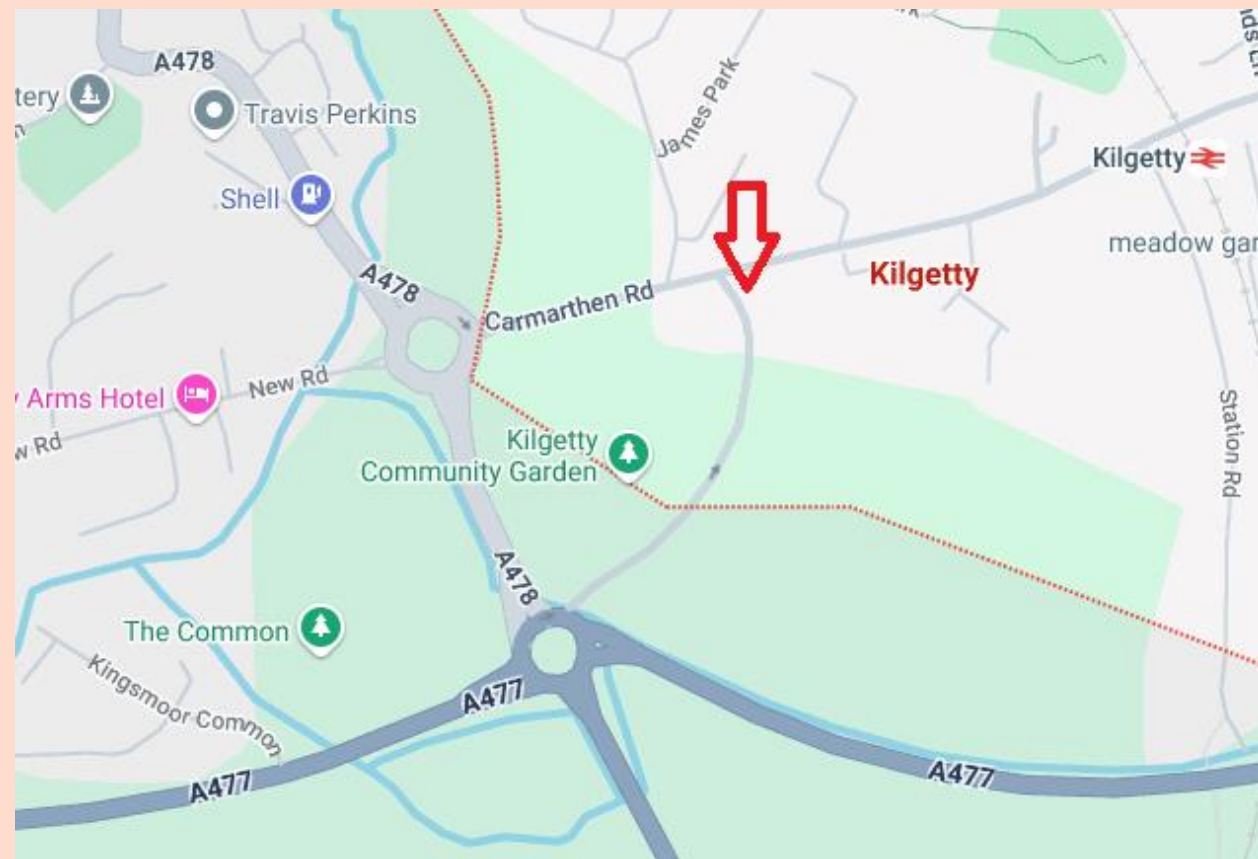
Location

The site is prominently positioned to the west of the Co-op supermarket in Kilgetty, a well-established and accessible village in Pembrokeshire, West Wales. Kilgetty benefits from excellent local amenities including a supermarket, pharmacy, post office, petrol station, primary school, and a selection of eateries and independent retailers, all within walking distance of the site.

Strategically located just off the A477 trunk road, the site enjoys direct access to key transport routes, providing swift connections to major towns such as Tenby (approximately

5.5 miles to the south), Pembroke Dock (approximately 14 miles), and Carmarthen (approximately 20 miles). Kilgetty Railway Station is within close proximity, offering direct services to Swansea and Cardiff, further enhancing the site's connectivity for future residents or commercial operators.

The surrounding area is a mix of established residential housing and local retail uses, making this an attractive and sustainable location for a range of potential development opportunities.



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Description

The subject site comprises a parcel of land situated immediately to the west of the Co-op food store, extending to approximately **2.32 acres (0.94 ha)**.

The site is broadly level with a tarmacked surface and vehicular access achievable directly from Carmarthen Road and via a rear vehicular access directly off the A477 roundabout.

The area comprises residential, community and commercial uses, offering the potential for future development, subject to obtaining the necessary planning permissions.

The site's proximity to existing amenities and public transport links supports a range of potential uses, including residential, commercial and mixed-use development, making it a compelling opportunity for developers and investors.

The site is not currently allocated within the Local Development Plan but sits within a settlement boundary, with surrounding land having been successfully developed in recent years.



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Tenure

The Property is held on a Freehold basis (Title No. WA499717) by Co-operative Group Limited.

Licenses

Licenses have been granted on site and can be terminated should the purchaser wish to take vacant possession.



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Proposal

Price on application to the sole agents, offers to be expressed exclusive of VAT

VAT

We understand the property is elected for VAT

Legal & Professional Costs

Each party to bear their own costs incurred in the transaction.

Anti-money Laundering

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Viewings

The site can be accessed at all times and therefore interested parties are to undertake their own inspections.

Contact

For further information, please contact:



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SUBJECT TO CONTRACT

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