



Terry Thomas & Co

ESTATE AGENTS



Apartment Development at Telpyn Farm Amroth, Narberth SA67 8NR

Offers in the region of £2,200,000



Enjoying uninterrupted sea views in the popular coastal village of Amroth, this substantial property represents an exceptional development opportunity. Planning permission has been granted for the redevelopment of the property into 14 individual units, each benefiting from allocated parking, together with access to communal garden space and convenient access to the nearby beach. Its elevated coastal position, outstanding sea views and approved development potential make this a particularly attractive opportunity for developers and investors. We have been made aware that there are no 106 contributions attributing to this development.

Amroth is a highly sought-after coastal village situated on the beautiful Pembrokeshire coastline, renowned for its sandy beach, coastal walks and spectacular views across the coast. The village enjoys an enviable position with easy access to some of West Wales' most attractive beaches, coastal paths and countryside, as well as the many attractions and historic locations throughout Pembrokeshire and neighbouring Carmarthenshire. The nearby market town of Narberth is a charming and highly regarded destination, renowned for its independent shops, cafés, restaurants, galleries and vibrant local community. The town has a distinctive character, with colourful streets, historic buildings and traditional Welsh architecture, together with a range of amenities for residents and visitors.

An early viewing is strongly recommended to appreciate the scale, position and considerable potential of this exciting development opportunity.



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Planning permission granted

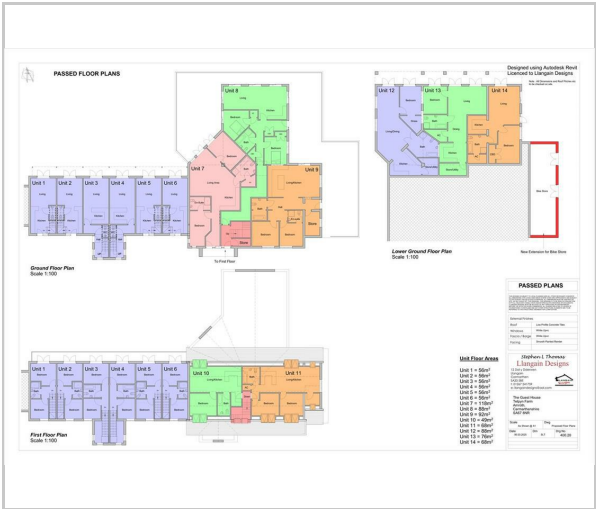
Full planning permission has been granted under reference PL/09429 for the proposed change of use and conversion of the existing guest house (Use Class C1) to 14 self-catering holiday accommodation units (Use Class C6 – short-term lets), together with all associated works. We have been made aware there is no 106 contributions attributing to this development. The approved scheme provides an excellent opportunity to redevelop the existing property into a substantial holiday accommodation investment in this popular coastal location. We understand that the majority of the ground-floor apartments will benefit from small private garden areas, with all apartments also having access to a communal garden area.

Each apartment will have an allocated parking space.

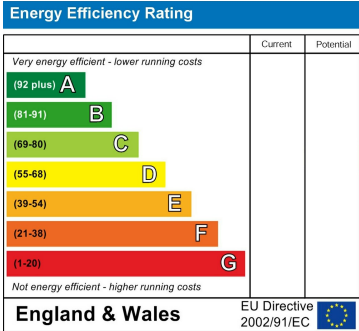
Area Map



Floor Plans



Energy Efficiency Graph



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