

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.

ref: HC / LLE / JAN/ 24
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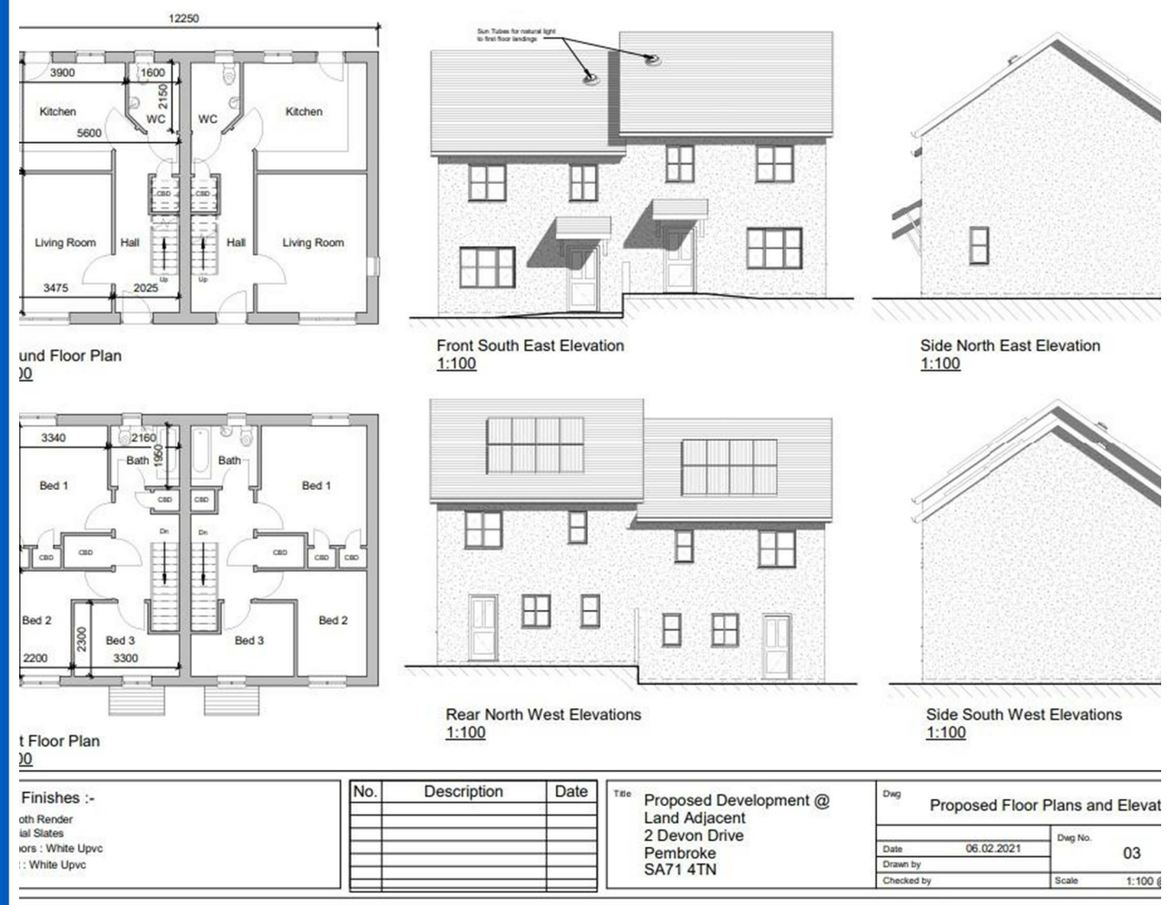
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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TELEPHONE: 01646 680006

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Front South East Elevation
1:100

Side North East Elevation
1:100

t Floor Plan
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Rear North West Elevations
1:100

Side South West Elevations
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Plot 2 Devon Drive, Pembroke, SA71 5TT

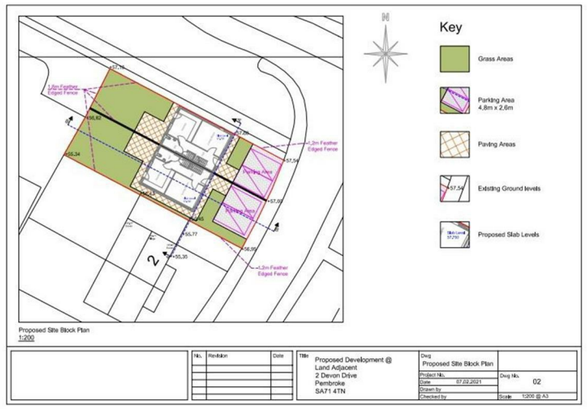
- Modern Method of Auction
- 0.89 Acre Approximately
- Two Parking Spaces Per Dwelling
- Ideal Investment Opportunity
- Plot With Full Planning Permission
- Two Semi-Detached 2 Storey Dwellings
- Edge Of Town Location

Auction Guide £25,000

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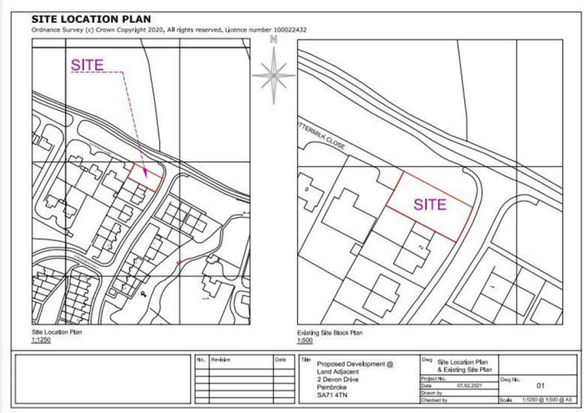
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
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The Agent that goes the Extra Mile











An exciting opportunity to purchase plot 2 Devon Drive set within approx 0.89 of an acre. The plot has lapsed planning permission (Application Number: 21/0135/PA) for the erection of two semi-detached 2 storey, 3 bedroom dwellings. The proposed finish of both dwellings will consist of rendered masonary painted, with natural or composite slate roof. There is also planning for two parking spaces per dwelling. A restrictive covenant needs to be lifted before planning will be approved again and there is a 106 Agreement in place for £10,175 which is £5087.50 per dwelling)

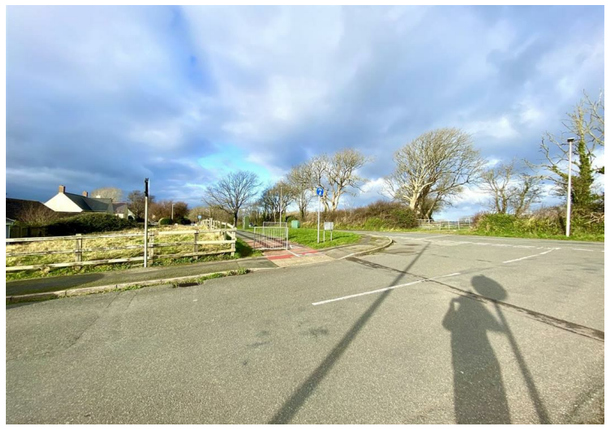
Situated in a highly desirable location on the edge of Pembroke Town, you are only a short drive away from a variety amenities, including local shops, doctors and schools.

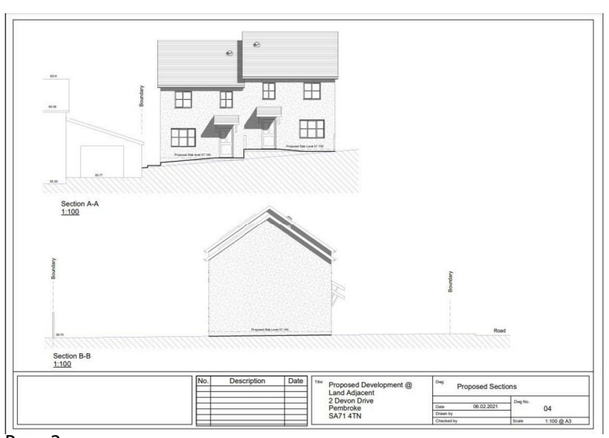
AUCTIONEERS COMMENTS

The plot can either be a great investment for someone looking to build the properties for re-sale or an opportunity to build your own dream home in a popular location.

Pembroke Town is located in the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.











DIRECTIONS

From the Pembroke office head down Northgate Street heading over the Millpond. Take a right onto Golden Hill Road and then bear left. Continue to follow road and then turn left onto Devon Drive. Follow the road along to the end where the plot is located on the left hand side just before the turning for Buttermilk Lane.
What/Three/Words:///opposing.regress.yacht

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.