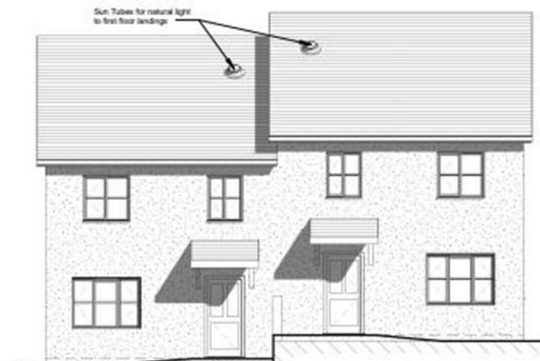


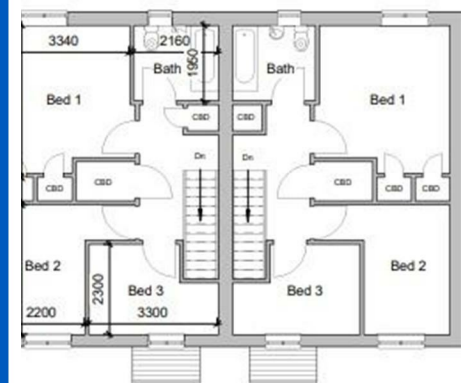
Ground Floor Plan  
1:100



Front South East Elevation  
1:100



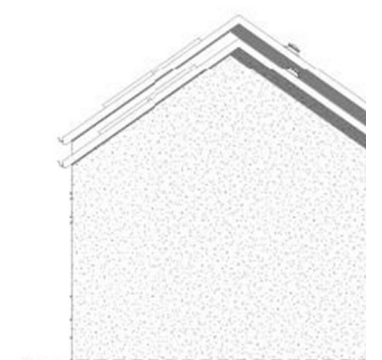
Side North East Elevation  
1:100



First Floor Plan  
1:100



Rear North West Elevations  
1:100



Side South West Elevations  
1:100

Finishes :- oth Render ial Slates ors : White Upvc : White Upvc	No.	Description	Date	Title Proposed Development @ Land Adjacent 2 Devon Drive Pembroke SA71 4TN	Dwg Proposed Floor Plans and Elevat Dwg No. 03 Date 06.02.2021 Drawn by Checked by	Scale 1:100 g

### Plot 2 Devon Drive, Pembroke, SA71 5TT

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

Price £60,000

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



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  
 TAKEONOK/LLE/05/01/24

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 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

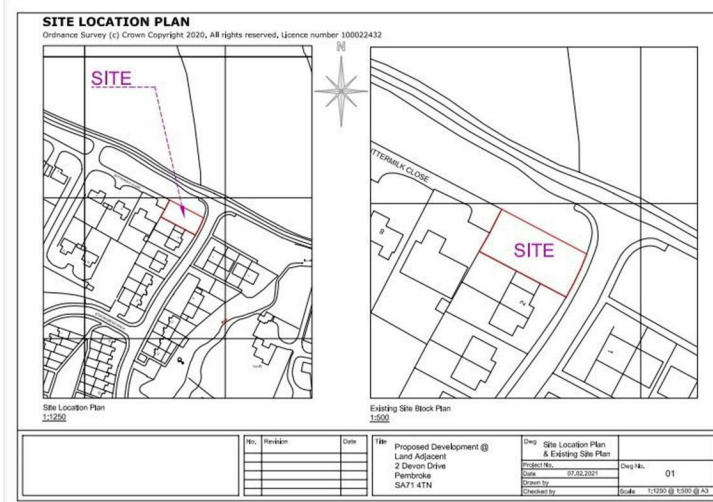
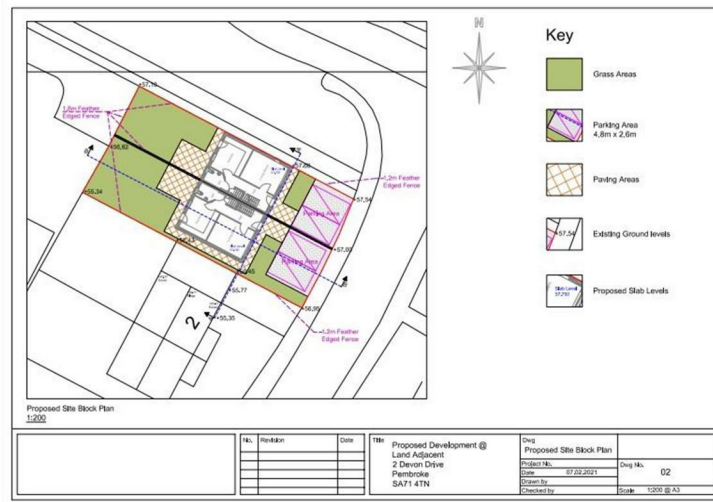
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
 EMAIL: pembroke@westwalesproperties.co.uk  
 TELEPHONE: 01646 680006



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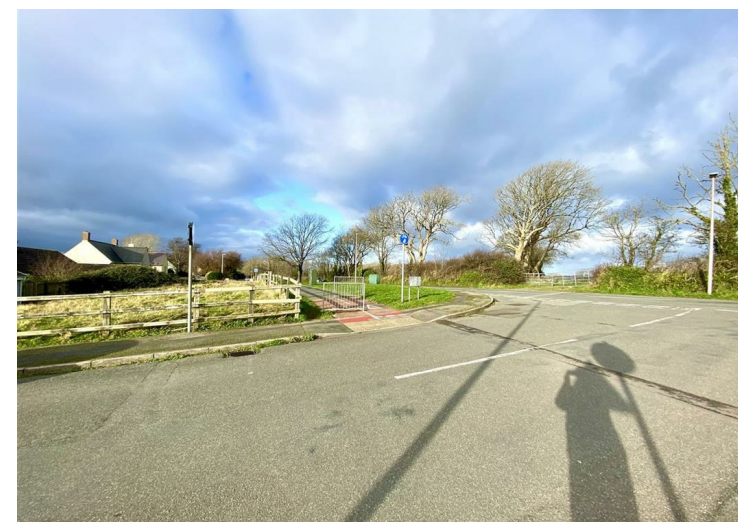
**The Agent that goes the Extra Mile**



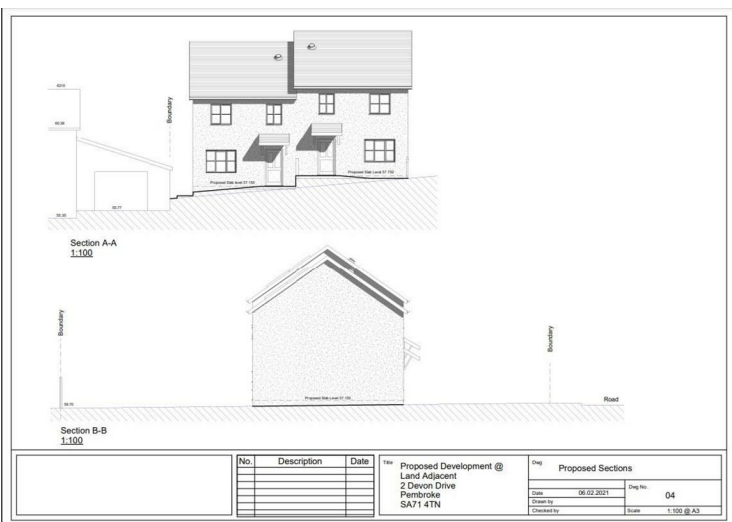


An exciting opportunity to purchase plot 2 Devon Drive set within approx 0.89 of an acre. The plot has full planning permission ( Application Number: 21/0135/PA ) for the erection of two semi-detached 2 storey, 3 bedroom dwellings. The proposed finish of both dwellings will consist of rendered masonry painted, with natural or composite slate roof. There is also planning for two parking spaces 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. 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.regres.yacht

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.