



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.

We would respectfully ask you to call our office before you view this property internally or externally.

HC/LLT/12/21 OK-

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**

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006



**Land Adjacent to The Crest Golden Hill, Pembroke, Pembrokeshire, SA71 4SZ**

- Land for Potential Development of Six Properties
- Outbuildings
- Drawing for two pairs of semi detached house
- 106 contribution £5087.50 per dwelling
- Mains service nearby
- Pre-Planning Application Submitted and Consultation undertaken Supporting Proposal
- Close to Local Amenities
- Drawing for two detached house
- Water Views &, Estuary Views from site
- Local to amenities

**Offers In Excess Of £180,000**



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***The Agent that goes the Extra Mile***





Proposed Site Drainage - (Option B Layout)



0.78 acre of land situated on the outskirts of Pembroke town. This potential development has a pre-planning application for development of six houses (two detached, and four semi-detached) has received a favourable response from the planning authority.

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, continue down Northgate Street over the bridge, then take the left-hand turn onto Golden Hill Road. At the junction turn right and follow the road under the railway bridge, continue up the hill and the property is the last house on your left.

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