



PLEASE NOTE THAT POTENTIAL PURCHASERS NEED TO MAKE THEIR OWN ENQUIRIES TO THE LOCATION OF SERVICES. THE UNITS WILL BE REQUIRED TO HAVE A SUITABLE PRIVATE DRAINAGE SYSTEM.

IT IS IMPORTANT THAT YOU ARE AWARE OF THE PLANNING CONDITIONS SET OUT IN THE APPEAL DECISION. AN ACCESS ROAD WILL BE CREATED TO THE FRONT OF BUILDING 6 AND 5. THERE MAY BE A CONTRIBUTION TOWARDS THE UPKEEP OF THE ROAD BY THE OWNERS OF THE 3 OUTBUILDINGS AND LAND. 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.

TAX: Band 'D'

Buyers will be responsible for supplying their own property with utilities and drainage.

AGENTS NOTE: Plans and information have been supplied by the developer, who reserves the right to alter the specification. The information and images provided in this specification are for guidance only and do not form any

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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## Outbuildings at Harp Makers Farm Wolfscastle, Pembrokeshire, SA62 5NE

- Retreat to Rural Pembrokeshire
- Stone Outbuildings With P/P
- Viewing Recommended
- Traditional Stone Building
- Potential Attractive Accommodation
- Artist Impression When Finished
- Beautiful Countryside Views
- REF: 09/0636/PA
- Rare Opportunity
- Further Buildings Available

**Offers In Excess Of £125,000**



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**The Agent that goes the Extra Mile**





Nestled in the heart of rural Pembrokeshire, enjoying beautiful woodland and countryside views, lies a development opportunity to create a charming character 3/4 bedroom cottage. The structure of the outbuilding is already present, with a private garden and allocated parking.

This project has immense potential to create a carefully designed part of a residential complex, providing stylish country living combined with a quality of finish expected of modern day living. The proposed accommodation would comprise: Entrance Hall, Living Room, Kitchen/Dining Room, Bathroom and Two Bedrooms, with a mezzanine floor with Bedroom and En Suite, externally benefiting from allocated parking and a private garden. Viewing is highly recommended to fully appreciate the location and opportunity.

REF: 09/0636/PA Planning App/N6845/A/16/3142310 FURTHER INFORMATION IS AVAILABLE.

Reference: 09/0636/PA is the revised decision from planning application 08/1192/PA, documents regarding to which can be found on the Pembrokeshire County Council website. The planning consent was subject to an Appeal Decision in June 2016.

There are further outbuildings numbered 4 and 5 with residential planning consent which are available separately.

Certain walls have already been rebuilt to create the outline structure, though substantial further works are required to create this rural residential complex.

Image is an artist's impression of the plans, for identification purposes only.



## DIRECTIONS

From our Haverfordwest office take the A40 from Haverfordwest towards Fishguard. Pass through the village of Wolfscastle, and after approximately half a mile, turn right at the staggered crossroads. Follow the road, and when you reach a farm on your left with silos on the road side, then the farmhouse is on your immediate right, The outbuildings can be found further in and set within a courtyard. No 6 is a detached outbuilding.

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