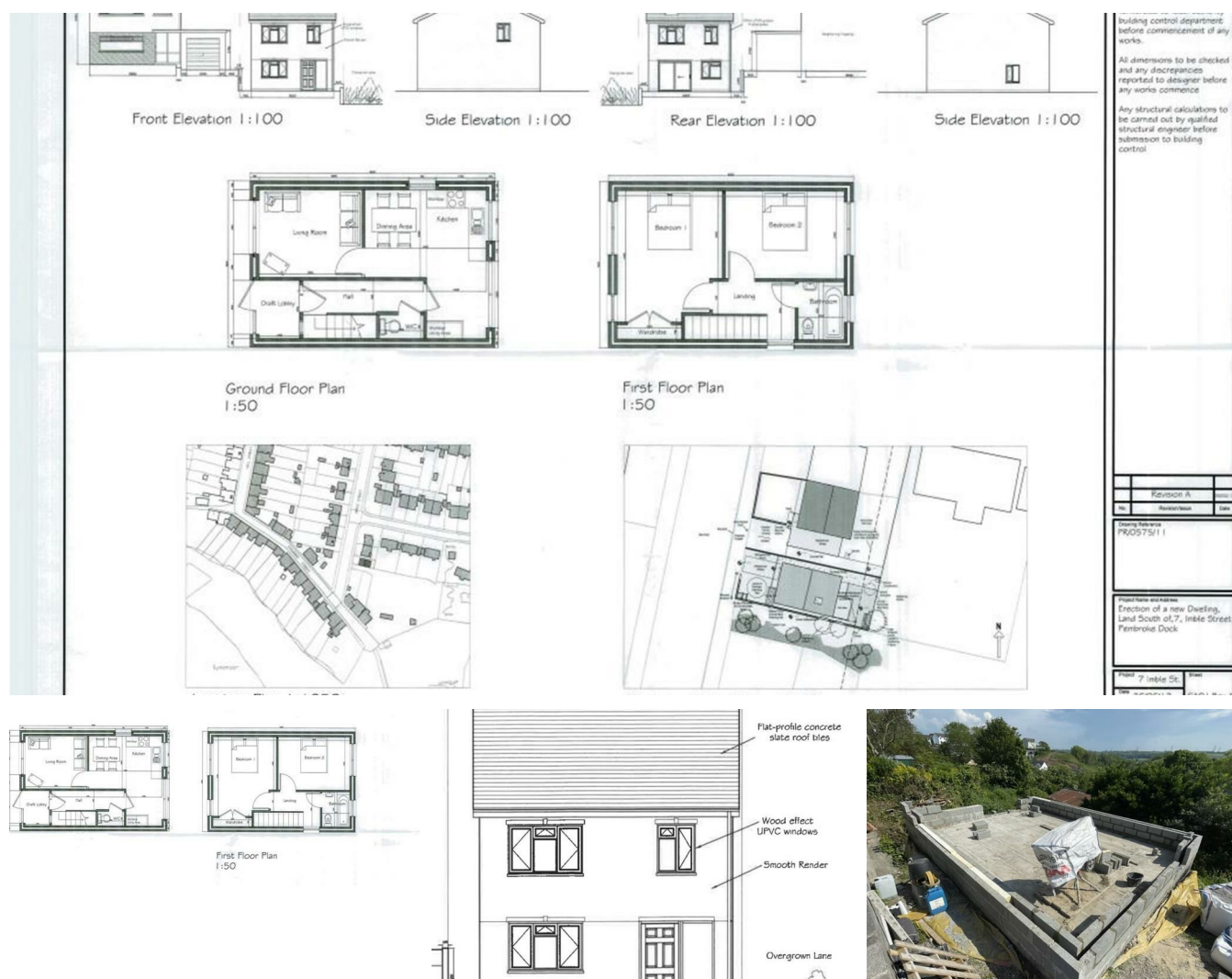




Plot Adjacent to 7 Imble Street, Pembroke Dock, Pembrokeshire, SA72 6QL

For Sale By Modern Method Of Auction

An exciting opportunity to purchase this plot, located in Imble Street, Pembroke Dock. The plot has full planning permission (Application Number: 12/0422/PA.) for the erection of a detached, two bedroom house with an open plan kitchen/diner, living room and downstairs WC. The first floor will provide two double bedrooms and a family bathroom. Externally, there will be driveway parking and a rear garden.

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 property for re-sale or an opportunity to build your own dream home in a popular location.

- Building Plot
- Two Double Bedrooms
- Living Room
- Ideal Location
- Planning Ref; 12/0422/PA
- Planning for a Detached House
- Open Kitchen/Diner
- Rear Garden
- Ideal Investment / Development Opportunity

By Auction £20,000

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

12 Victoria Place, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk TELEPHONE: 0345 094 3004

The Agent that goes the Extra Mile

AUCTIONEERS COMMENTS

For Sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change

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.

COUNCIL TAX: N/A - Building Plot

ref: EJJ / EJJ / 10/ 26/OK EJJ

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.