

8 Havens Head, Milford Haven



FOR SALE BY AUCTION

BY AUCTION: GUIDE PRICE £48,000 (+fees)



FOR SALE BY AUCTION via Town and Country Property Auctions

Buyers Premium Applies

AUCTION DATE: 28th August 2025

Pre Auction Offers Are Considered

28 Day Completion

Register your interest for viewing with R K Lucas & Son on 01646 695713

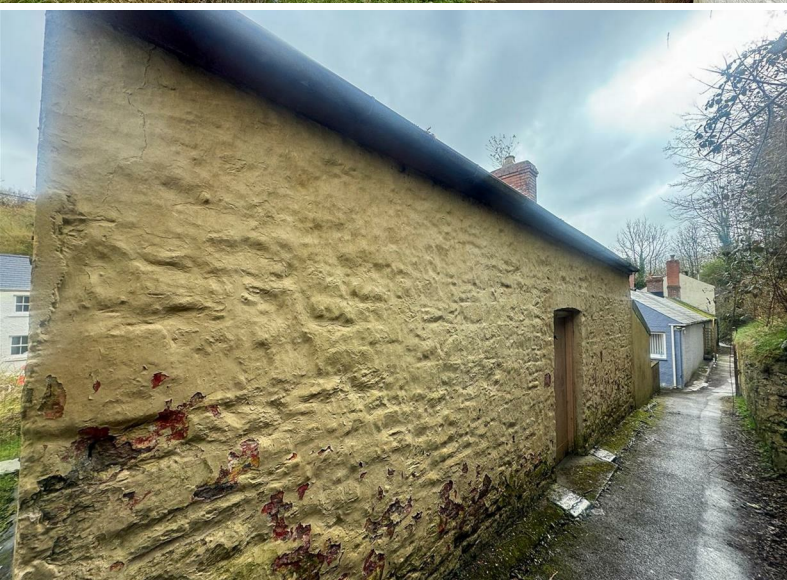
<https://southwales.townandcountrypropertyauctions.co.uk/lot/details/156666>

The property is prime for modernisation.

Traditional 2-storey cottage situated in the quiet residential area of Havens Head, which itself is approximately 1 mile North of the port town of Milford Haven where all main amenities and facilities can be found. Internally, the property comprises 2 reception rooms, kitchen, bathroom and 2 bedrooms and is in need of modernisation to meet contemporary living standards.

The property is of traditional solid masonry construction with rendered elevations underneath a pitched roof that is covered in slate. The property has been extended to provide a kitchen which is of timber framed construction with fibrous sheet cladding. A second cavity block extension has been added to provide a bathroom.

VIEWING: 8th August 2025 11.00 - 11.30am, 18th August 2025 11.00 - 11.30am, 26th August 2025 11.00 - 11.30am



RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

Covering the whole of Pembrokeshire from
offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

01437 762538 01646 695713





Hall

Living Room 13'11" x 14'4" (4.24m x 4.37m)

Open fire place, windows to side and rear

Kitchen 10'7" x 7'7" (3.23m x 2.31m)

Rear entrance door, base units, single drainer sink, window to rear

Sitting Room 10'2" x 13'0" (3.11m x 3.95m)

Open fire, window to rear

Lobby 5'7" x 6'9" (1.70m x 2.06m)

Window to side

Shower Room 10'0" x 6'9" (3.05m x 2.06m)

Pedestal hand basin, low flush lavatory, shower in cubicle, part tiled walls, window to rear

Landing

Bedroom 1 12'6" x 12'9" (3.82m x 3.89m)

Skylight, window to side

Bedroom 2 12'6" x 10'7" (3.82m x 3.23m)

Skylight, window to side

External storeroom 1 6'4" x 6'9" (1.94m x 2.06m)

Accessed externally

External storeroom 2

Outside

To the front of the property steps lead up to an elevated garden which is heavily overgrown. To the rear is an area of lawn backing onto a stream. There are 2 store sheds attached to the main property which are accessed externally.

General Notes

Services: We are advised by our client that mains electricity, water and drainage are connected to the property. The property does not benefit from central heating.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax Band: C

Broadband: Superfast broadband available in the area

Mobile Coverage: Limited availability from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

AUCTION NOTES

Offered for sale via Town and Country Property Auctions

Buyers Premium - * Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered

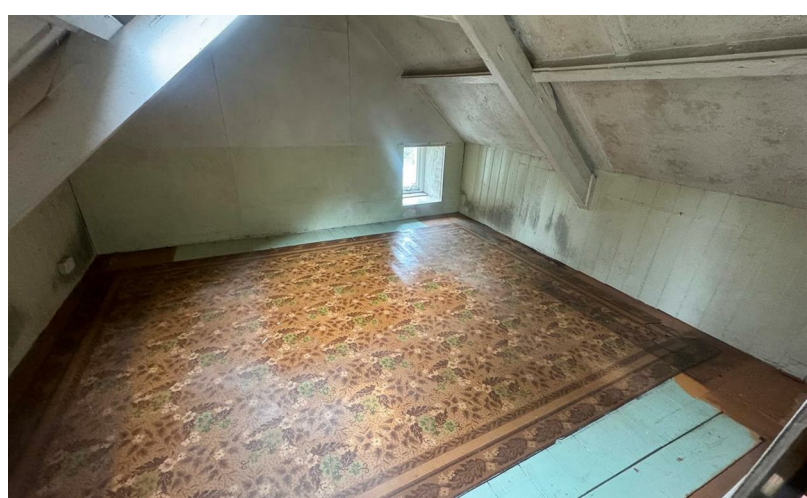
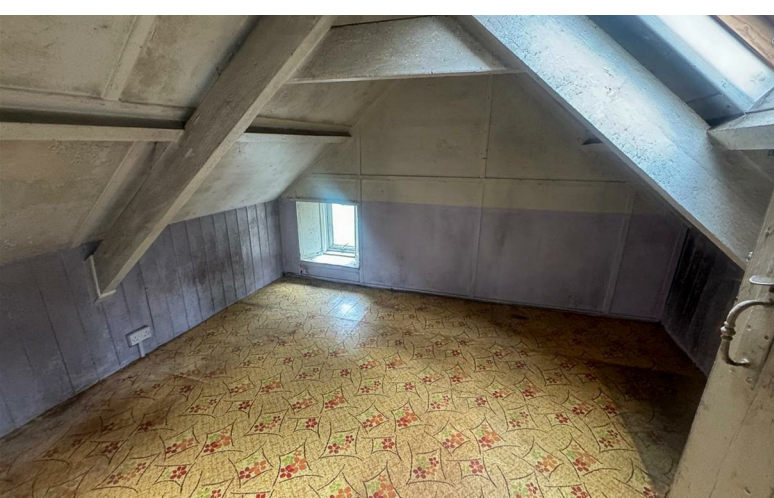
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 56 days following the auction (unless otherwise stated).





See even more photos on our website
www.rklucas.co.uk



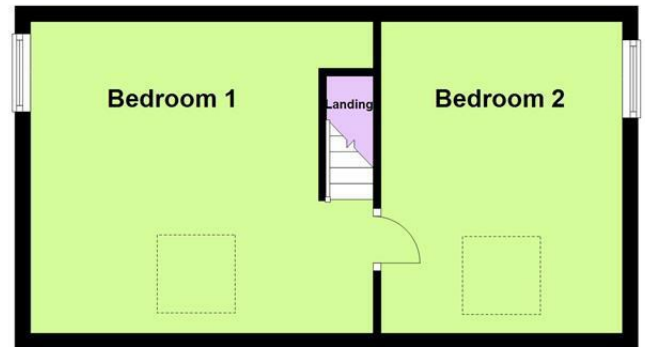
Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)

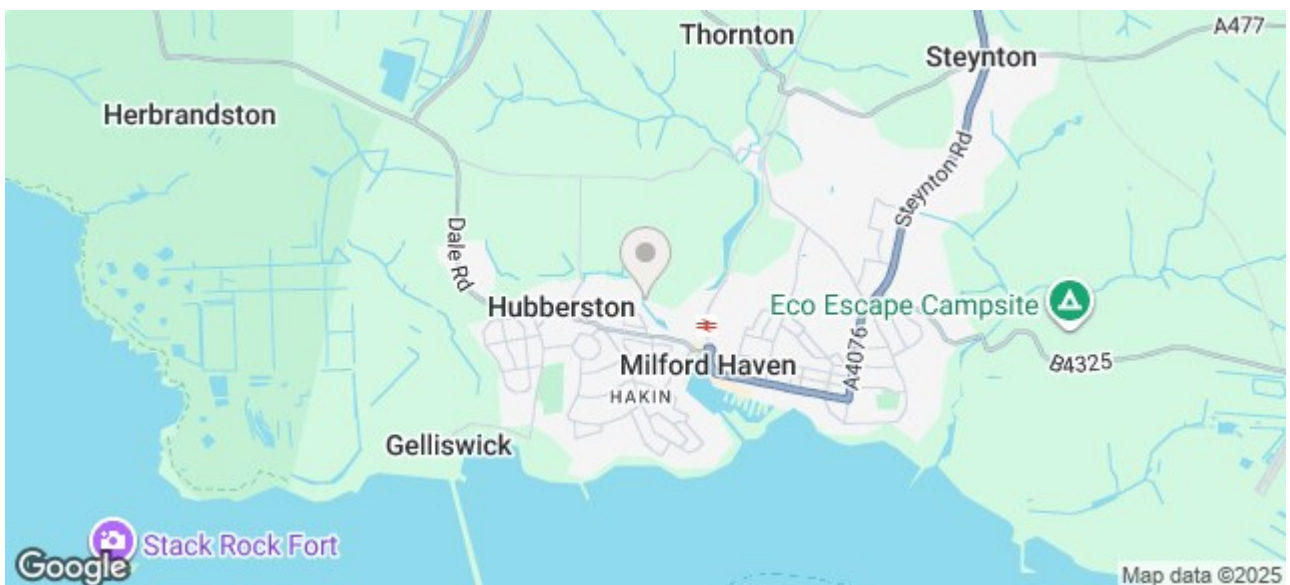


Total area: approx. 90.1 sq. metres (970.1 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

8 Havens Head, Milford Haven

Exit Milford Haven towards Hakin up St Lawrence Hill and continue onto Waterloo Road. Turn right onto Silver Stream. After approx. half a mile turn right again signposted for Liddeston. Follow the road through Liddeston and continue to the end of the road at Havens Head. Park at the dead end road and continue on foot along a path on the right hand side. No. 8 can be found on short way along on the left hand side.



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.