

Land adjacent to Silverdale Lodge, Vine Road, Johnston



Offers In The Region Of £525,000



A rare opportunity to acquire approximately 2.1 acres of level land in the centre of Johnston, positioned between Haverfordwest and Milford Haven. The site currently benefits from conditional planning permission for self-catering holiday lodges and associated infrastructure (Planning Ref: 23/0560/PA).

Given the site's location, access, and surrounding residential context, the land is considered to offer strong potential for full residential development, subject to securing the necessary planning consents.

The land is conveniently located just off the A4076, offering excellent transport links to Haverfordwest, Milford Haven, and the wider Pembrokeshire area. Johnston is a well-connected village with regular public transport services, nearby amenities, and access to key employment centres.

The site sits adjacent to The Silverdale Lodge and opposite a fuel station, with level topography and straightforward access.



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Planning

Current consent: Erection of self-catering holiday lodges and associated infrastructure (Ref: 23/0560/PA, approved February 2024).

Future potential: The property may be suitable for a residential development scheme, subject to planning permission. Prospective purchasers are advised to make enquiries with Pembrokeshire County Council regarding potential residential use or alternative redevelopment proposals.

Services

Mains water and electricity are available nearby. Purchasers should satisfy

themselves as to the availability and capacity of services required for any proposed development.

Tenure

Freehold with vacant possession upon completion.

Viewing

By appointment with R K Lucas & Son



DIRECTIONS FROM HAVERFORDWEST: Leave Haverfordwest on the A4076 towards Milford Haven. Upon reaching the village of Johnston continue downhill on Vine Road. Before reaching the mini roundabout the land can be found on the right hand side adjacent to Silverdale Lodge and opposite a petrol station.



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.