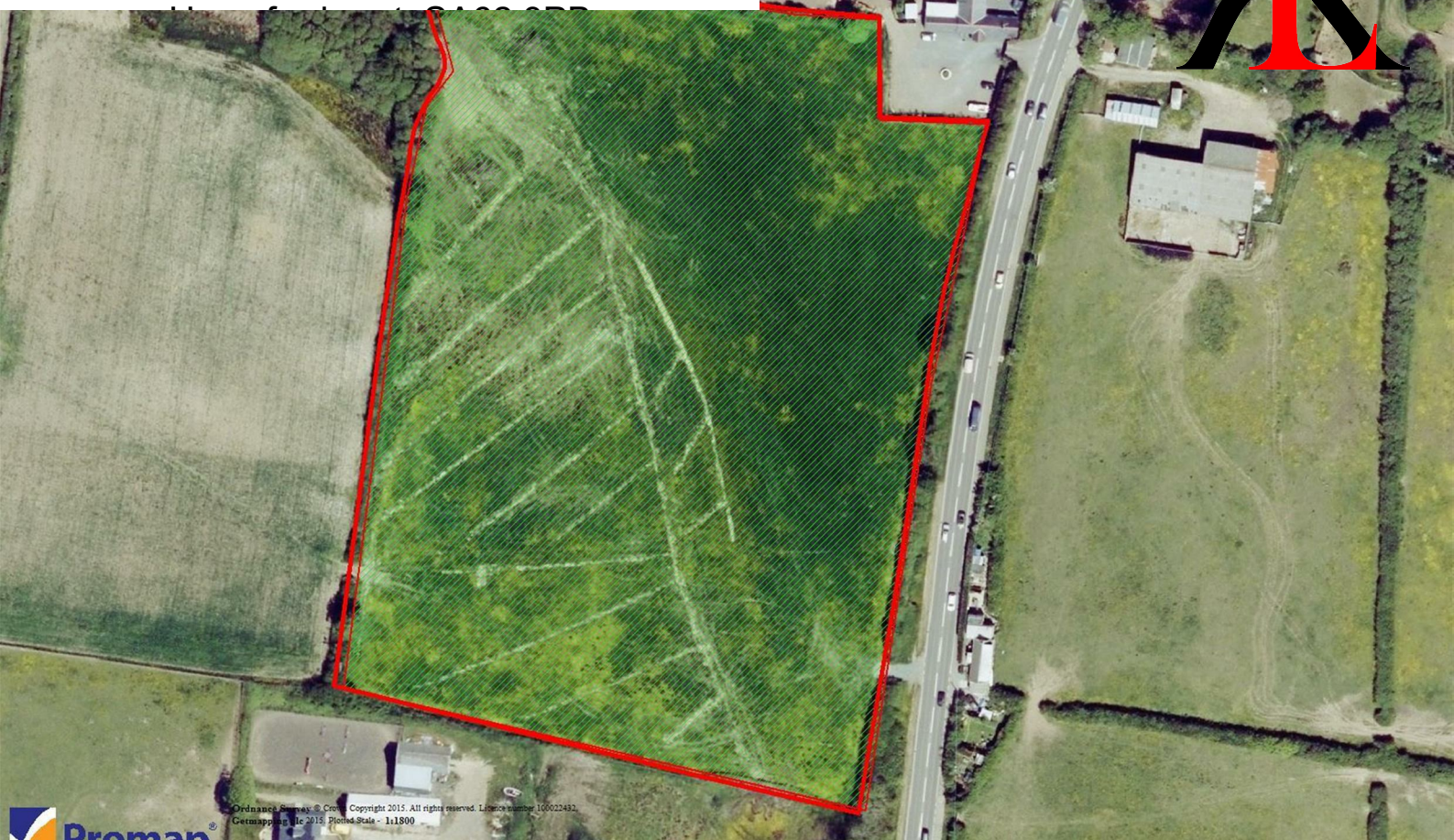




Land adjoining A4076 Johnston,



Offers In The Region Of £1,500,000



An opportunity to acquire the freehold interest in approximately 6.97 acres (2.82 hectares) of land in a strategic location fronting onto the A4076 on the periphery of the village of Johnston, approximately mid-way between Milford Haven and the County Town of Haverfordwest. Additional land to the west of the main site is also available by agreement.

Johnston has a whole range of amenities including a petrol filling station, Post Office, Shop/Off Licence and a number of Public Houses, and benefits from a County Primary School. There is also a Railway Station.

RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

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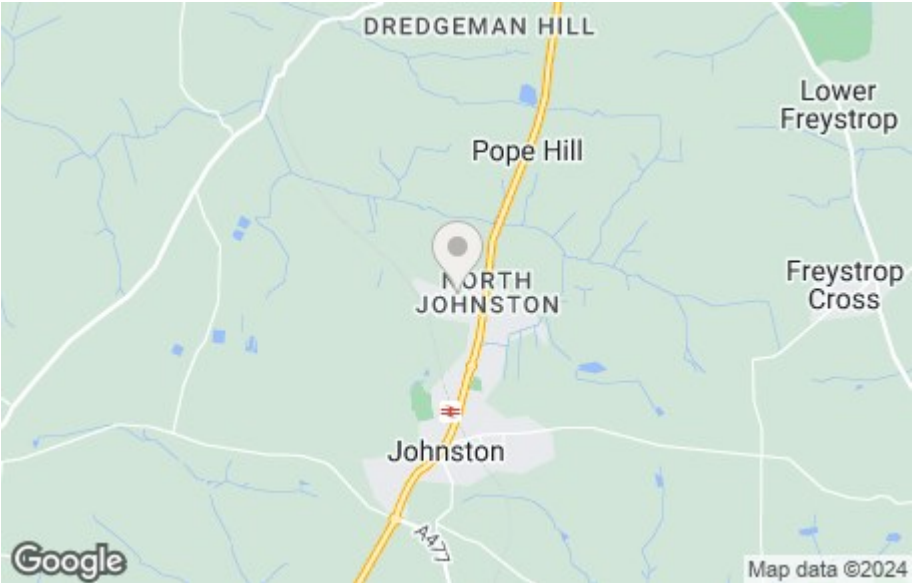


Planning We understand that the site is currently not within the Settlement Boundary although it immediately adjoins the northern boundary of the current Development Plan. Further enquiries should be made of the Pembrokeshire County Council's Planning Department .	Price £1,500,000. The Vendor may be willing to enter into a conditional Contract, or Option Agreement, subject to the grant of planning permission for residential development. Viewing Strictly by appointment with R K Lucas & Son	Freehold. SUBJECT TO CONTRACT AND AVAILABILITY.
VAT The price quoted is exclusive of VAT (where applicable).	Local Authority Pembrokeshire County Council (01437 764551).	
Legal Costs Each Party to bear its own legal costs and charges.	Services Contact Utility Companies.	
	Tenure	



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.