



## Offers In Excess Of £150,000

A splendid opportunity to acquire this former village school with significant development potential for residential conversion or alternative uses subject to planning consent.

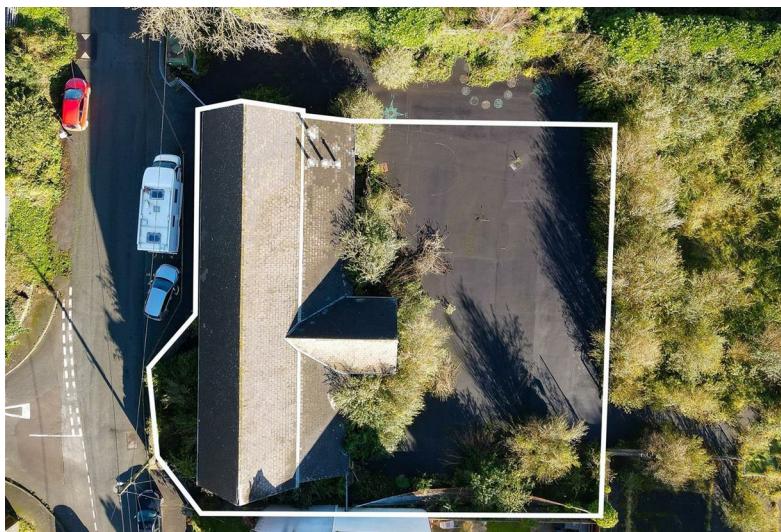
The former Victorian School House, constructed in 1870, is situated in an elevated position within the village having access to the Gail County road.

It is set in approximately 0.23 acres of land, offers a significant opportunity for conversion and redevelopment subject to Planning Consent.

Set towards the Northern Edge of the village, yet in a central position within Llangwm the exterior of the property retains significant character with its stone faced design.

Llangwm is an established Historic village fronting the Western shore of the upper reaches of the River Cleddau Estuary and indeed the particularly appealing waterway within the boundaries of the Pembrokeshire Coast National Park is nearby. The village incorporates a variety of local amenities including a totally modern Primary School whilst the County Town of Haverfordwest with its major social, school and shopping facilities is approximately 5 miles to the North-West.

The property has been unused for some years but offers significant scope for thoughtful redevelopment.



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## Construction

The main property is of solid dressed sandstone construction incorporating contrasting stone quoins and window architraves to the fore. The rear elevation is mainly of rough cast and cement wash rendering - all under a steeply pitched fibre slate roof. There are uPVC double sealed windows to all main rooms.

The Victorian school offers many traditional features with accommodation comprising:

### Entrance Corridor

Double entrance doors, storage cupboard.

### Toilet Block

3 individual WCs all with window to rear, WC and wash hand basin

### Main Hall

Two windows to front, large walk-in storage cupboard, doors to

### Former Classroom 1

Window to side, window to front, door to entrance corridor.

### Inner Corridor

Storage cupboard, door to South Wing (not inspected), door to:

### Former Classroom 2

4.00m x 2.00m (13'1" x 6'7")

Window to front, window to side, sink and drainer with worksurface.

### Side entrance lobby

Entrance door, door to office, doorway to inner corridor

### Office 1

Window to rear, storage cupboard, door to

### Office 2

Window to rear

### Kitchen

6.00m x 3.60m (19'8" x 11'10")

Window to rear, double doored access, door to Main Hall.

### Boiler Room

3m x 3.4m (9'10" x 11'1")

Accessed from the outside of the building. Large room with 3 boilers and associated plant relating to the oil heating heating.

### Outside

To the front of the property is a small court with pedestrian access to the South. A vehicular Right of Way over the adjoining land affords access to the rear of the site, providing extensive parking facilities on the former tarmacadam playground.

The land area included within the site is outlined in red on the plan below.

### Additional Information

Tenure: Freehold

Services: Mains water, electricity and drainage were connected to the site prior to closure of the school.

The property also benefited from oil fired central heating. Upgrading would be required subject to the use involved.

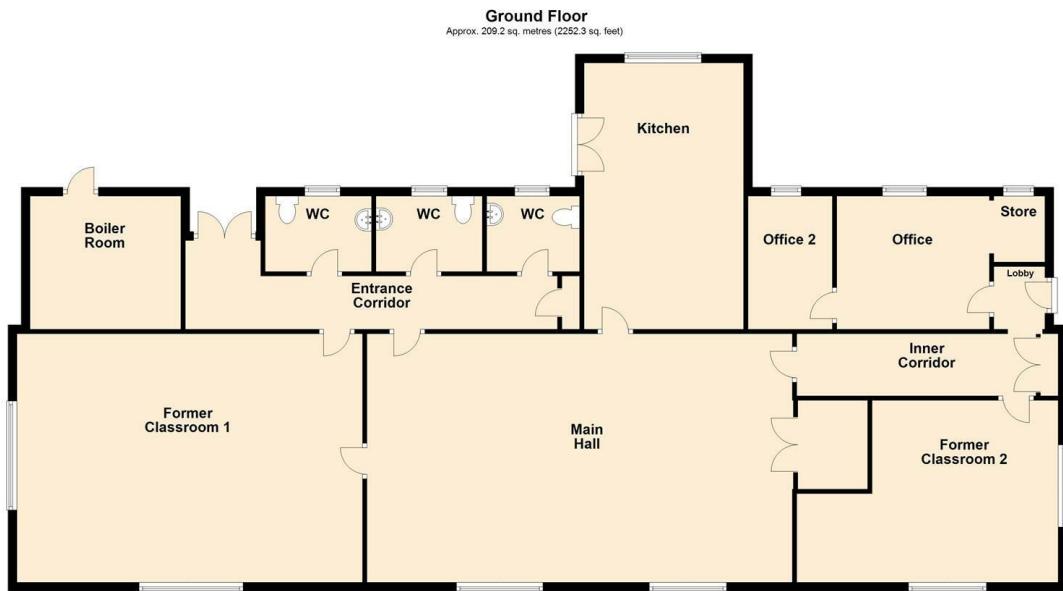
Local Authority: Pembrokeshire County Council

Viewing: By appointment with R K Lucas & Son

### Covenant - Victorian Façade

There will be a Covenant inserted within the contract to ensure that the existing Victorian Façade is retained, as this is one of the major features of the property.





Total area: approx. 209.2 sq. metres (2252.3 sq. feet)

For illustration purposes, do not scale.

Plan produced using PlanUp.

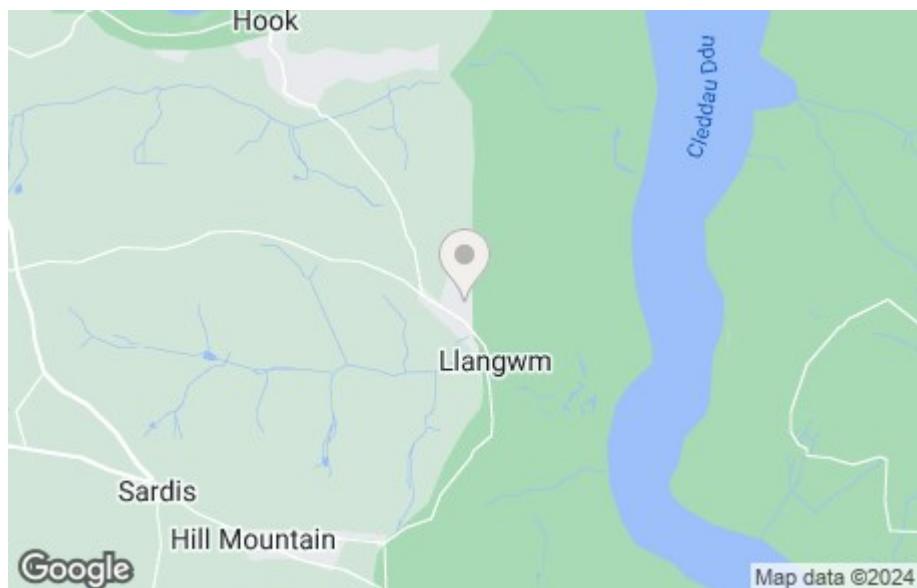
**Former Llangwm School, Llangwm**



Leave Haverfordwest on the Pembroke Road and continue through Freystrop and onto Troopers Inn. Turn left at the cross roads and follow this road until you reach a mini roundabout. Take the second exit into Llangwm and continue. Take the next right into Gail Rise. The property can be found short distance further on your right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.