

9 & 10 Maidenwells, Pembroke SA71 5ET



Offers In The Region Of £110,000



A rare opportunity to purchase a well-located parcel of land in the desirable village of Maidenwells. Extending to approximately 0.15 acres, the plot is primarily level with gentle gradients and is currently laid to rough grass, scrub and natural vegetation. It enjoys established road frontage on two sides, creating a prominent corner position at the northern entrance to the village.

Formerly associated with the cottages at 9 and 10 Maidenwells (now demolished), the site is now vacant and offers a blank canvas for future use. Sitting within the defined village boundary under the adopted Local Development Plan, it presents strong potential as a future building plot, subject to obtaining the appropriate planning consents.



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Situation

The land is situated at the entrance to the small village of Maidenwells, lying approximately 1½ miles south of Pembroke. This is a quiet and established residential area surrounded by open countryside, yet well placed for access to Pembroke town centre, Pembroke Dock and the wider amenities of South Pembrokeshire.

The area benefits from good road links, nearby schools and services, and is within driving distance of the renowned Pembrokeshire coastline, including Freshwater West and the wider National Park.

Planning

The site falls within the village boundary for Maidenwells as defined in Pembrokeshire's Local Development Plan. This spatial designation may support the principle of residential development; however, no planning permission currently exists, and no assumptions should be made as to the outcome of any application.

Prospective purchasers should make their own enquiries with the Planning Department of Pembrokeshire County Council.

Services

Interested parties should rely upon their own investigations regarding the availability and capacity of mains services. It is understood that services run within the vicinity of the site, but no warranties are given, and purchasers must satisfy themselves via the relevant statutory undertakers.

Tenure

The property is offered Freehold, with vacant possession on completion.

Viewing

The land may be viewed externally at any reasonable time.





DIRECTIONS: From Pembroke, take St Daniels Hill (B4319) towards Castlemartin and continue for approximately 1.5 miles. Upon reaching the village of Maidenwells, take the first right, and the site can be found immediately on your right-hand side. [what3words:///fittingly.extreme.regularly](https://www.what3words.com/fittingly.extreme.regularly)



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