

Proposed Ground Floor Plan 1:50
Proposed First Floor Plan 1:50
Proposed Second Floor Plan 1:50
Proposed Front Elevation 1:50
Proposed Side Elevation 1:50
Proposed Rear Elevation 1:50

Notes:
These drawings are intended to be used in conjunction with the contract documents and shall not be used for any other purpose without the written consent of the architect.

Materials & Finishes
Roof: Smooth Grey Roof Tiles.
Interior Walls: Upvc colour Anthracite.
Cladding: 75mm Ship Lap Exterior Grade Timber Cladding with dark walnut finish.
Render: K-Rend Cream Colour.
Doors & Windows: Upvc colour Anthracite.
Window Cills: Cast stone cills finished Mid Grey.
Front Doors: Composite Doors, range of colours.
Solar Panels: Ana. Solar Panel Units.

Floor Areas (Gross)
Ground Floor: 37.5sqm
First Floor: 35.5sqm
Second Floor: 34.5sqm
Total: 107.5sqm

ARCHITECTS
THE STABLES, THE ESTATES OFFICE,
25-26 GOLD TOPS,
NEWPORT, NP19 5DT
PHONE: 01633 744144
EMAIL: ADMIN@WA-ARCHITECTS.CO.UK

CLIENT NAME: RCW Homes Ltd
PROJECT ADDRESS: 141 Portfield Haverford West SA61 1DY
JOB TITLE: 141 Portfield
DRG TITLE: Proposed Floor Plans & Elevations - Plans 148-15
DRG NO: R548-14-A1
1:50 131/120 JB RA

Site Plan
Legend:
Grassed Area
Concrete Slabbed Area
Dark Grey Porous Asphalt (Site Road)
Light Grey Asphalt (Footpaths)
Black Paving (Driveways & Parks)
Gravel
Site Boundary
1.8m High Close Boarded Fence
1.8m High Trellis Fence
0.9m High Ring Top Fence
Trees & Shrubs
Hedge & Stone
Bollard Location

Plot Internal Floor Areas (Gross)
Plot 1 (4 Bed Detached) = 107.5sqm
Plot 2 (4 Bed Detached) = 106sqm
Plot 3 (4 Bed Detached) = 107.5sqm
Plot 4 (3 Bed Semi Detached) = 83.5sqm
Plot 5 (3 Bed Semi Detached) = 83.5sqm
Plot 6 (3 Bed Semi Detached) = 83.5sqm
Plot 7 (2 Bed Detached) = 63.5sqm
Plot 8 (3 Bed Detached) = 83.5sqm
Plot 9 (3 Bed Detached) = 83.5sqm
Plot 10 (2 Bed) = 63.5sqm
Plot 11 (2 Bed) = 63.5sqm
Plot 12 (2 Bed) = 63.5sqm
Plot 13 (2 Bed) = 63.5sqm
Plot 14 (3 Bed Detached) = 107.5sqm
Plot 15 (4 Bed Detached) = 107.5sqm
Plot 16 (4 Bed Detached) = 107.5sqm
Plot 17 (3 Bed Detached) = 83.5sqm
Plot 18 (3 Bed Detached) = 83.5sqm
Plot 19 (3 Bed Detached) = 83.5sqm
Plot 20 (3 Bed Detached) = 83.5sqm
Plot 21 (3 Bed Detached) = 83.5sqm

ARCHITECTS
THE STABLES, THE ESTATES OFFICE,
25-26 GOLD TOPS,
NEWPORT, NP19 5DT
PHONE: 01633 744144
EMAIL: ADMIN@WA-ARCHITECTS.CO.UK

CLIENT NAME: RCW Homes Ltd
PROJECT ADDRESS: 141 Portfield Haverford West SA61 1DY
JOB TITLE: 141 Portfield
DRG TITLE: Proposed Site Plan
DRG NO:

Peach Place
Plot 14, Portfield View, Portfield, Haverfordwest SA61 1DY

- New Build Development
- Semi-Detached 4 Bedroom House
- Garden To Rear
- Edge Of Town
- Turfed Garden With Planting Plan
- Three Storey
- Electric Heating / Solar Panels
- Available to Reserve Off Plan
- Driveway Parking
- Optional Extras: Air Source Heat Pump & Solar Battery Storage

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

www.mayfairoffice.co.uk tel: 020 7467 5330

COMPUTER-LINKED
OFFICES THROUGHOUT
WEST WALES



AND ASSOCIATED
MAYFAIR OFFICE IN
LONDON



Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

Email: finest@westwalesproperties.co.uk
Telephone: 0345 094 3006



We Say...

The Portfield Development is a residential cul-de-sac comprising 21 new build properties. The available plots offer a range of one, three, and four-bedroom detached and semi-detached properties, to be completed to a high specification.

Peach Place, Plot 14, will be a four-bedroom semi-detached freehold house measuring approx 107.5 sqm, set over three floors, with a single garage and 2 driveway parking spaces. This forward-thinking property will be installed with efficient electric heating and solar panels with an optional backup battery, providing reduced energy costs. The property will also benefit from off-road parking with a turfed garden with intricate planting in place for aesthetics.

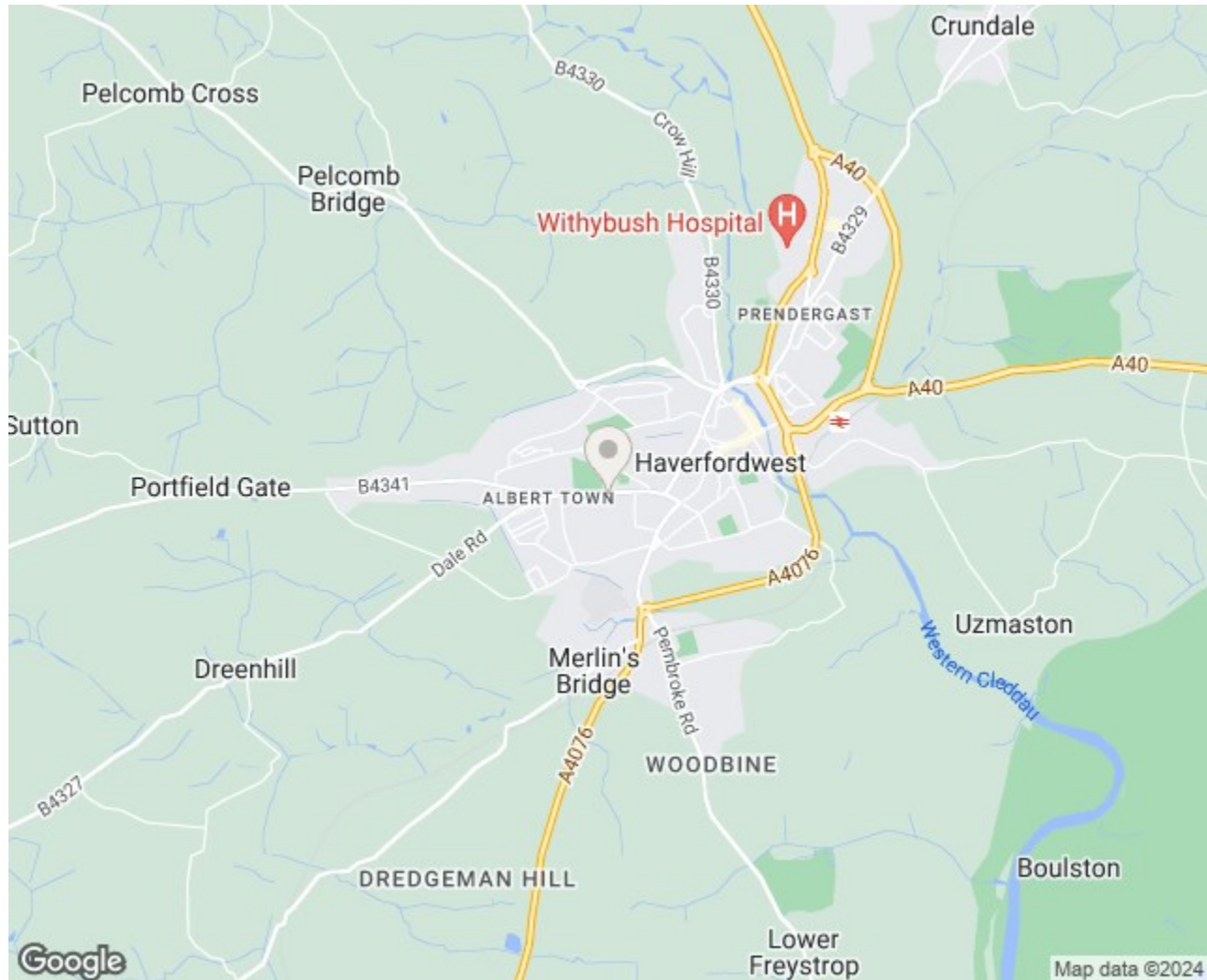
Optional Air Source Heat Pump and optional Solar Panel Battery Storage unit.

The developer will offer the opportunity to reserve the property off-plan with a holding deposit and will offer the potential to upgrade the quality of materials and finishing if desired.

PLEASE NOTE THAT THE IMAGES PROVIDED ARE CGI AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure center/swimming pool, cinema, restaurants, pubs, etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and bird life. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
HEATING: Electric heating and solar panels with optional backup battery
TAX: Band N/A

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

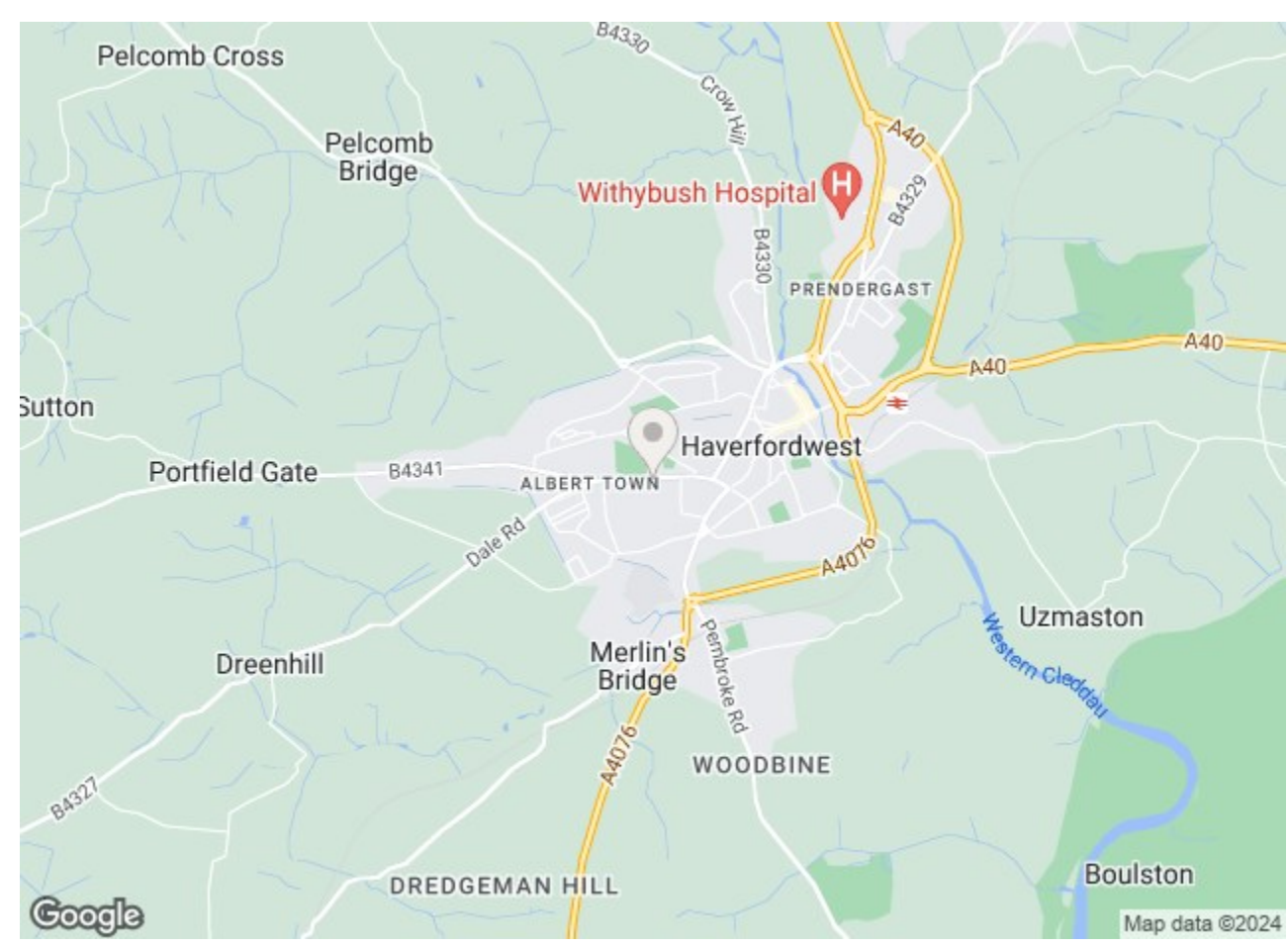


DIRECTIONS

From our Haverfordwest office, continue up High Street and at the traffic lights turn right onto the Portfield Road, go over the mini roundabout and continue along until you see the development on the left-hand side before the fork in the road. What3Words reference: flows.booth.points



AERIAL VIEW



Snowdrop Lane Street Scene
VTS



Proposed Snowdrop Lane Visual 2
1 : 2



Proposed Snowdrop Lane Visual 1
1 : 2

Double Garage
Part 5-6 (Shared) & 17.
Proposed Floor Plans
1 : 50

Single Garage
Part 2,8 & 14.
Proposed Floor Plans
1 : 50

Proposed Side Elevation
1 : 50

Proposed Front Elevations
1 : 50

Proposed Rear Elevations
1 : 50

NOTES:
THIS DRAWING IS COPYRIGHT. DO NOT REPRODUCE FROM THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ANY OTHER APPLICABLE LEGISLATION. THE ARCHITECTS ACCEPT NO LIABILITY FOR THE QUALITY OF THE CONSTRUCTION UNLESS OTHERWISE STATED IN WRITING.

GENERAL:
DRAWINGS HAVE BEEN PROVIDED FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. THE ARCHITECTS ACCEPT NO LIABILITY FOR THE QUALITY OF THE CONSTRUCTION UNLESS OTHERWISE STATED IN WRITING.

Floor Areas (Gross)
Ground Floor: 29sqm
First Floor: 27.5sqm
Second Floor: 27sqm
Total: 83.5sqm

Materials & Finishes
Roof:
Smooth Grey Roof Tiles.
Rainwater Goods:
Upvc colour Anthracite.
Render:
E-Render Cream Colour.
Garage Doors:
Electric Roller Doors, Anthracite Colour.

NO.	REV.	DATE	BY	CHKD.

ARCHITECTS
SUSTAINABLE MODERNISATION

THE STABLES, THE ESTATE OFFICE,
25-26 DRAKE TOWN,
NEWPORT, NP19 5DT
PHONE: 01633 744146
EMAIL: ADMIN@THE-ARCHITECTS.CO.UK

CLIENT NAME: Walter Davies
PROJECT ADDRESS: 141 Portfield, Haverford West, SA61 1DY
JOB TITLE: 141 Portfield
DRG: Proposed Floor Plans & Elevations - Garages
DRG NO: R548-19-A1
Scale: 1:50 1:100 1:200 RA