



Plot to the rear of Grove Stables, off High Street, St. Davids, Haverfordwest,  
Pembrokeshire, SA62 6SB

**Auction Price Guide £120,000 - £140,000**

- \* A good sized level lying Building Plot on which Planning Consent has been granted to convert the Redundant Stone Building to One Dwelling-rear of Grove Hotel, St Davids.
- \* Planning Consent was granted in 1992 in accordance with the attached Planning Permission.
- \* Development work has commenced on the Plot and inspected by Building Control in 2003.
- \* Confirmation of the Planning situation should be obtained from The Pembrokeshire Coast National Park Planning Authority.
- \* Rarely do individual Plots of this nature appear on the "Open Market" in St Davids and the opportunity to purchase should not be missed.
- \* It will be offered 'For Sale by Online Auction on Thursday 15th May 2025 between 12 noon and 2pm.
- N.B. Prospective purchasers should satisfy themselves in relation to current Planning situation.
- \* Auction Price Guide £120,000 - £140,000\*

## SITUATION

The Plot of Land and Buildings concerned are situated to the rear of Grove Stables and is accessed over a 70 yard hardsurfaced lane off the High Street at St Davids.

St Davids is a popular Cathedral City which stands on the North West Pembrokeshire Coastline some 15 miles or so North West of the County and Market Town of Haverfordwest.

St Davids has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at Caerfai is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at St Non's Bay, Porthclais, Whitesands Bay, Abereiddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven and Little Haven.

St Davids stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town and Ferry Port of Fishguard is some 15 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the M4 to Cardiff and London, as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

High Street is a mixed Commercial/Residential area which runs in an easterly direction from the centre of St Davids and Cross Square towards Haverfordwest. The Plot of Land and Buildings concerned are situated within 350 yards or so of the St Davids City Centre and Cross Square.

The Plot of Land is situated to the rear of Grove Stables and is accessed over a 70 yard hardsurfaced lane off The High Street (between 47 and 49 High Street).

## DIRECTIONS

Take the Main A487 Road south west for some 14 miles and on entering the City of St Davids, take the turning on the left (just prior to The Premier Inn) into Glasfryn Road. Continue on this road for a Third of a Mile or so and upon reaching the roundabout with the Main A487 Haverfordwest to St Davids Road, take the second exit in the direction of St Davids City Centre. Continue on this road for a 100 yards or so passing The Grove Hotel and take the turning on the right between 47 and 49 High Street. The Plot concerned is some 70 yards or so inset off the A487 Road. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest, take the Main A487 Road north west for some 14 miles and upon entering the City of St Davids and the first roundabout, take the second exit (straight on) in the direction of St Davids City Centre. Continue on this road for a 100 yards or so passing The Grove Hotel and a short distance further along, the turning on the right to The Building Plot is situated between 47 and 49 High Street. The Plot concerned is some 70 yards or so off the road. A "For Sale" Board is erected on site.

## DESCRIPTION

The Plot of Land has a frontage of approximately 57 feet and a depth of approximately 108 feet.

Situated on the Plot of Land is a:-

### Stone Barn



38'6" x 14'0" (11.73m x 4.27m)

(Internal measurement) Which is of solid stone and brick construction with a pitched slate and corrugated iron roof. In addition, there is a:-

## Garage/Store Shed



16'3" x 14'6" (4.95m x 4.42m)  
(approx) of stone construction with a pitched Slate roof.

Planning Consent has been granted for the conversion of Redundant Stone Store Building to One Dwelling - rear of Grove Hotel, St Davids. Planning Application Number NP/275/92 (D2/92/636)

A copy of the Planning Consent is available together with copies of Plans of the existing Buildings and also Plans of the proposed Dwelling which is the result of conversion and extension of the existing Barns.

The boundaries of The Plot of Land and Buildings to the rear of Grove Stables is edged in red on the attached Plan to the Scale of 1/1250.

## SERVICES

All Mains Services are available in the vicinity of Grove Stables and adjacent Properties on the High Street i.e. Mains Water, Electricity, Gas and Drainage.

## TENURE

Freehold with Vacant Possession upon Completion.

## RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Way exist in favour of The Plot of Land and Buildings between point "A" (the High Street) and "B" (the Plot of Land and Buildings) on the Plan.

## PLANNING CONSENT

A copy of the Planning Consent is available together with Plans to the Scale of 1/100 and 1/50 showing Existing Buildings and a Proposed Plan together with Elevation Drawings.

## LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone - 01437 764551.

## PLANNING AUTHORITY

Pembrokeshire Coast National Park, National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Telephone - 01646 624800.

## REMARKS

Rarely do individual Plots/Conversions of this nature appear on the "Open Market" in St Davids and the opportunity to purchase should not be missed. Planning Consent was granted in 1992 for conversion and extension of the Stone Barn to provide One Dwelling in accordance with the available Plans. Whilst the Planning Consent was granted in November 1992, development work commenced in 2003. Inspections of the various stages of construction were undertaken by Pembrokeshire County Council Building Control in 2003. Application Number - BN/0124/03.

N.B Prospective Purchasers should satisfy themselves in relation to the current Planning situation.

It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

## AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## HOW TO REGISTER & BID

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

## FOR SALE BY AUCTION

The Property is to be offered 'For Sale' by Online Auction on Thursday, 15th May 2025 between 12 noon and 2.00 pm. You have to register via our Website to view the Legal Pack and to bid.

## ADMINISTRATION CHARGE

N.B. J. J. Morris charge an Administration Fee of £1,000.00 plus VAT (£1,200.00 inc VAT) upon Completion of the Sale.

In addition to the Purchase Price and the Purchasers own Legal Costs, the Purchaser of the Property will also be liable to pay an Administration Charge of £1000.00 plus VAT (£1200 inc VAT) which is to be made payable to J. J. Morris after Exchange of Contracts and prior to Completion of the Sale.

### **Vendors Solicitors**

Miss Helen Hodges/Mr Matthew Ashton Smith of Eaton Evans & Morris Solicitors, 12 High Street, Haverfordwest, Pembrokeshire, SA61 2DB. Telephone 01437 763383.

Email: [hlh@eaton-evans.com](mailto:hlh@eaton-evans.com).

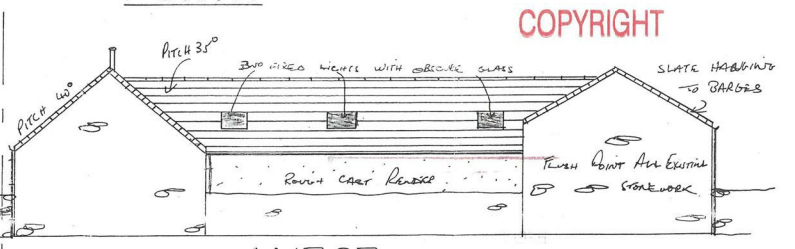
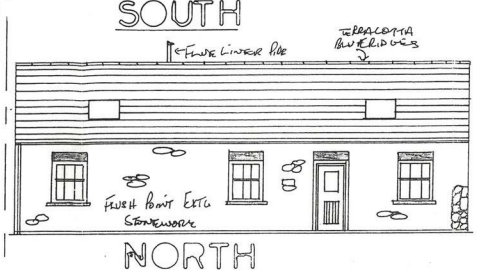
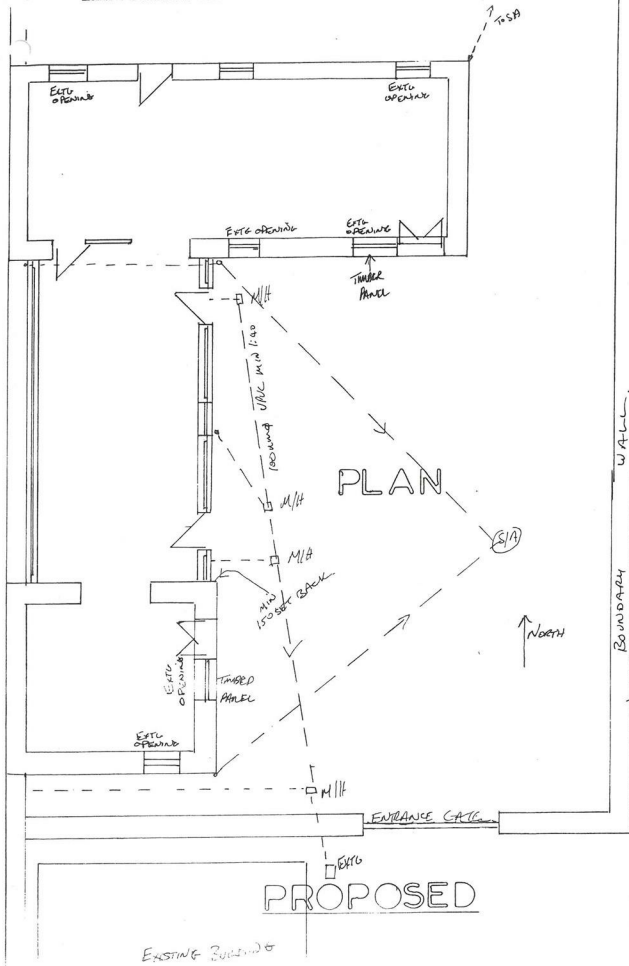


**Plot of Land and Buildings to the rear of Grove Stables,  
off High Street, St Davids, Haverfordwest, Pembs**

**PLAN NOT TO SCALE**

**Plan for Identification Purposes Only**

# COTTAGE GROVE HOTEL ST DAVIDS



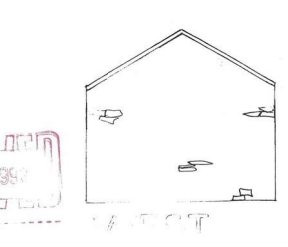
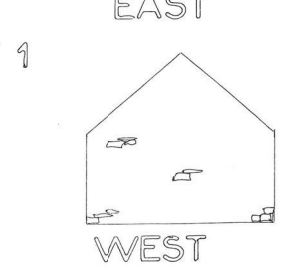
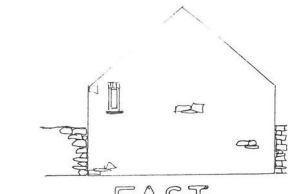
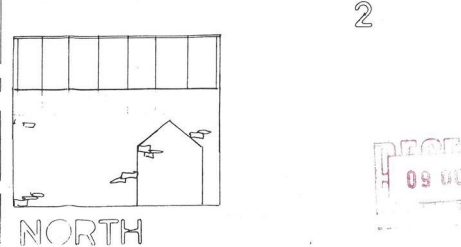
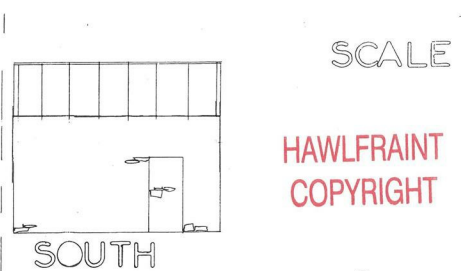
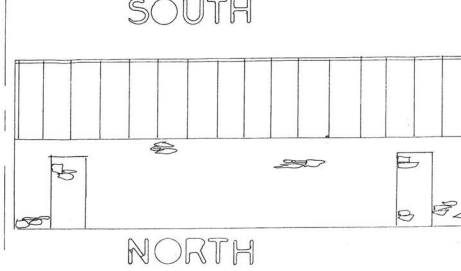
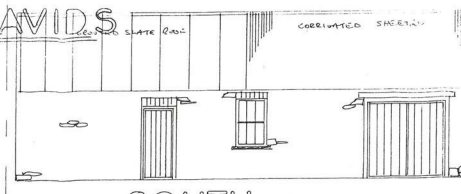
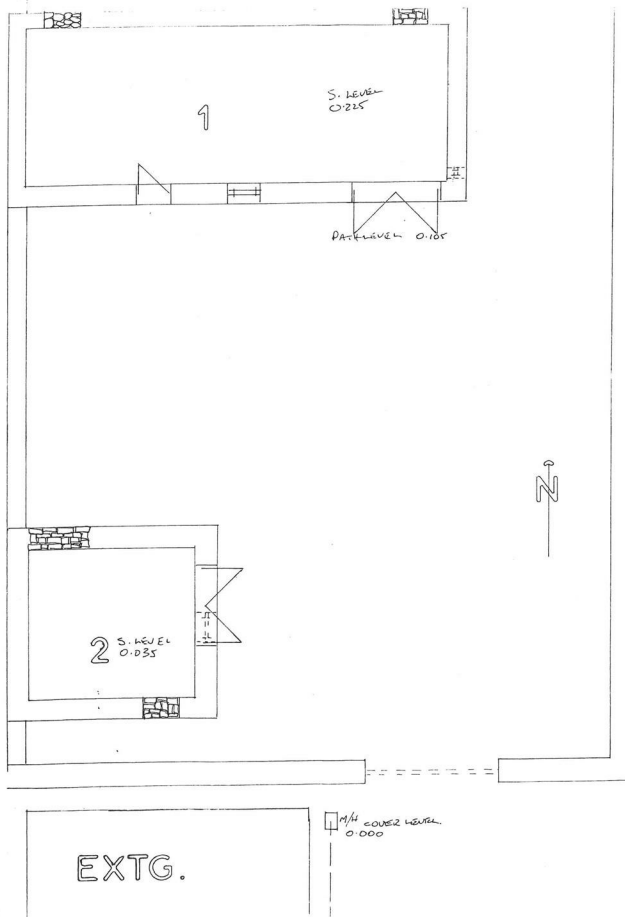
## ELEVATIONS

- NOTES
- 1 FLUSH POINT EXISTING STONEWORK
  - 2 BRIGHT GRAY COLOUR WASHED RENDER
  - 3 NATURAL SLATE
  - 4 BLUE TERRAZZO RIDGES
  - 5 PRIME MAZE WINDOWS & DOORS PAINTED
  - 6 VERTICAL SLATING TO EAVES
  - 7 GUTTERS HALF ROUNDS ON ROCKING FIXINGS

Scale 1:100

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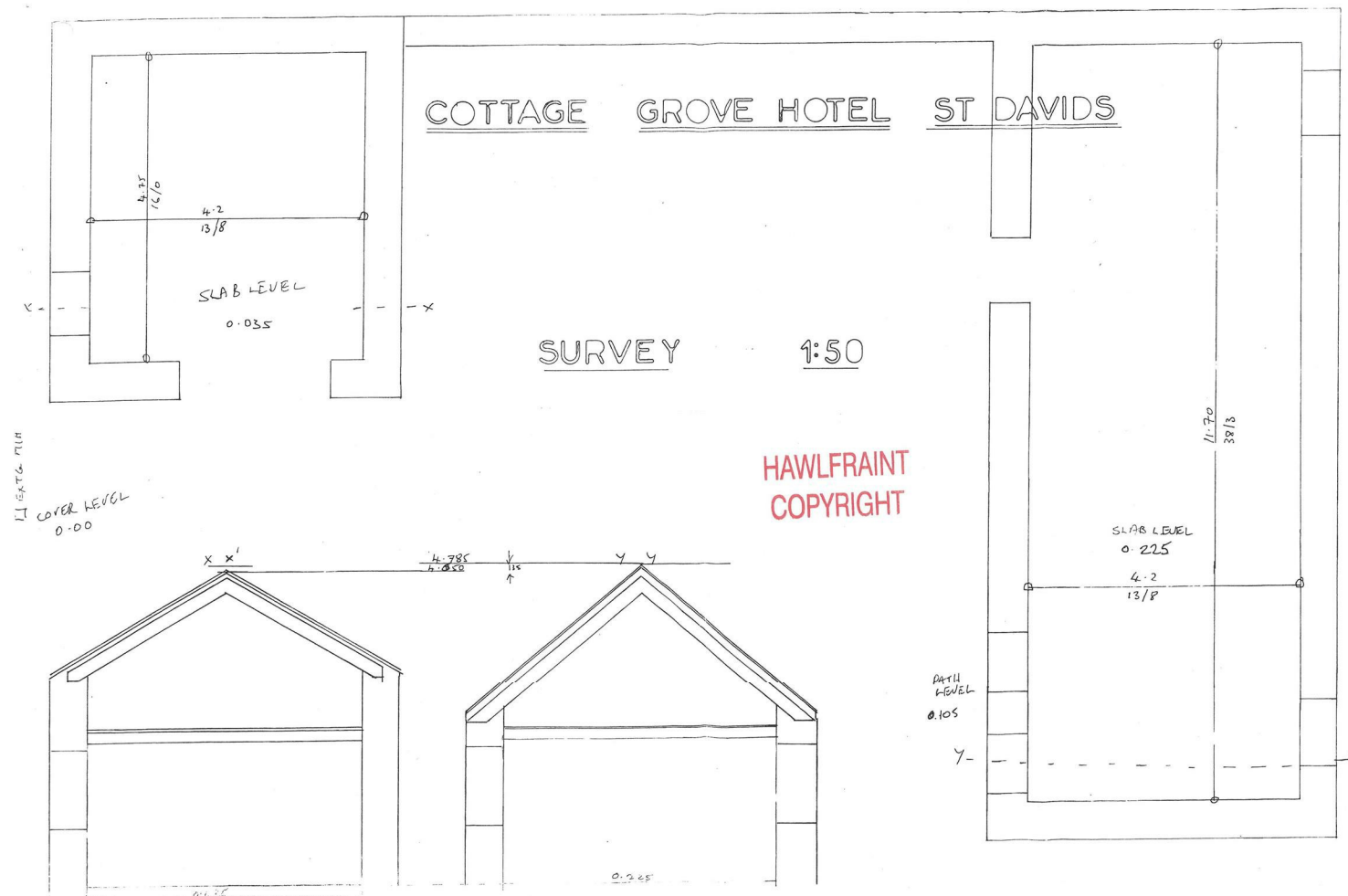


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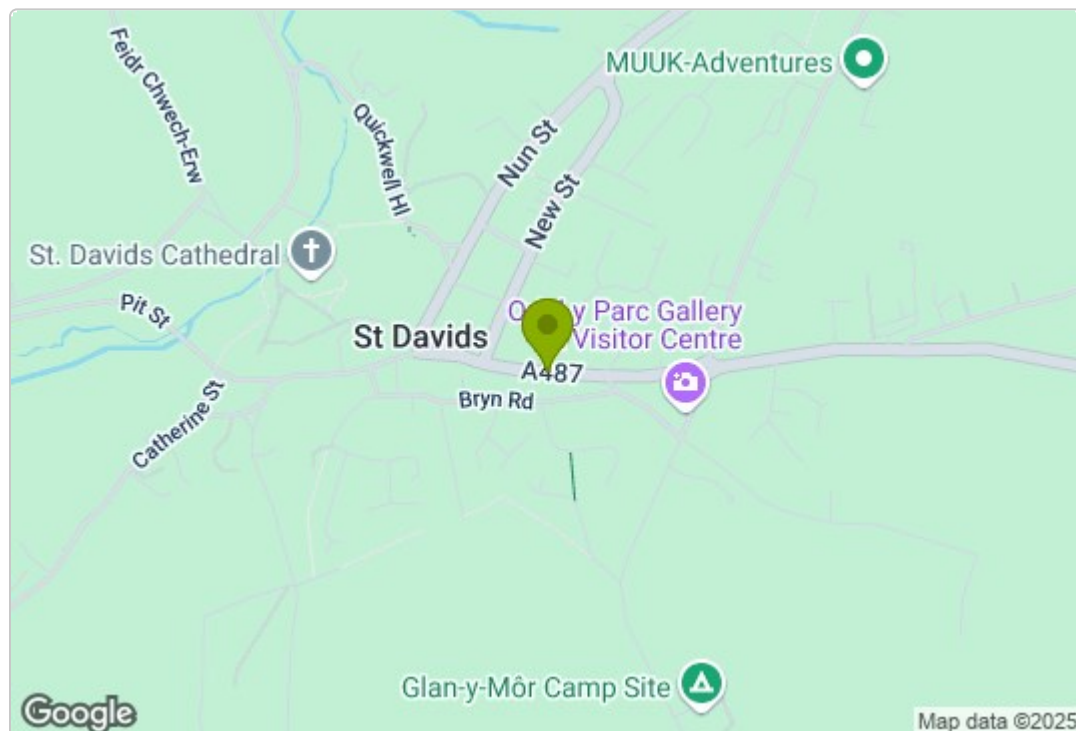
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RECORDED  
09 OCT 1997



## Area Map



## Energy Efficiency Graph

| 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, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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