



Wellfield, Angle Road, Pembroke, SA71 5AH

Auction Guide £250,000

*For Sale by online auction guide price £250,000 to £300,000.

*Viewings strictly and only by prior appointment.

*Improvable residence with views towards the coast.

*Grounds extending to one acre or thereabouts.

*Ground floor entrance hall, sitting room, study, kitchen area and utility.

*First floor 3 bedrooms and bathroom balcony.

*Attached garage, external store and static caravan.

*In need of total refurbishment but perhaps with the potential for further development on the site subject to the necessary planning consents being obtained.

Situation

Wellfield Cottage is located on the periphery of the historic village of Angle, within the Pembrokeshire Coast National Park, being on the southwest Pembrokeshire coastline, some 10 miles or so west of Pembroke which offers a good range of local services and facilities.

The property enjoys an outlook towards Freshwater West to the south and Angle Bay to the north.

Direction

Wellfield Cottage is located to the right as you approach the village of Angle. There is a for sale board erected on site.

Description

Wellfield Cottage comprises a traditionally constructed detached house that now requires complete refurbishment. The property stands on extensive grounds estimated to extend to one acre or thereabouts that are now overgrown but include a static caravan that has apparently been on site for many years.

The property was last occupied in 2021 and offers the following accommodation.

Ground Floor

Entrance Hall with door to attached garage.

Inner hallway with stairs to first floor

Sitting Room- 6.25m x 3.90m. Originally two rooms with windows to the fore.

Study

Kitchen 2.5m x 2.8m and 2.0m x 2.8m divided into 2 areas.

Utility Room with patio doors to the rear.

First Floor

Landing.

Bedroom 1- 3.50m x 3.10m with windows to the fore having a distant sea-view. Space for a fitted wardrobe.

Bedroom 2-3.35mx 4.0m again having a distant sea-view to the fore and door opening onto a Balcony- although this is now in a poor condition.

Bedroom 3- 2.75m x 2.25m with window to the side.

Bathroom- with 3 piece suite.

Garage

Externally

A plan of the land is attached for identification purposes only.

The property stands in grounds that we would estimate extend to 1 acre or thereabouts which are now overgrown and include a small store shed and a static caravan that we are advised has been on site for many years. We are also advised that the property has the benefit of vehicular access to the rear.

Services

We are advised that mains water and electricity are connected together with private drainage. The existing property has a central heating system and is double glazed but all services require updating.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TP

Pembrokeshire Coast National Park, Llanion Park Pembroke Dock Pembrokeshire, SA72 6DY

Tax Band - E

Tenure

Freehold, with vacant possession upon completion

Auction Process

The property is to be sold via online auction on Tuesday the 10th of December 2024 between 12pm and 2pm. Prospective purchasers will need to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

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.

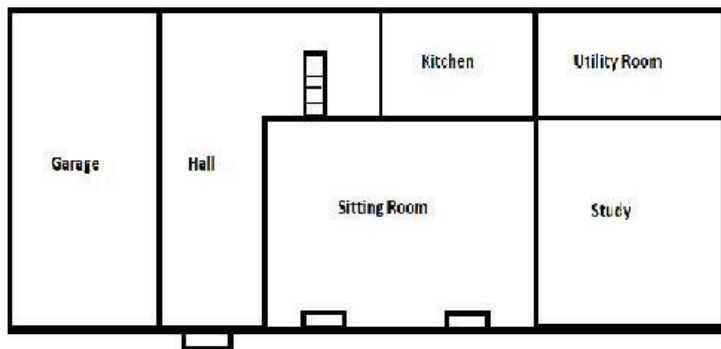
General Remarks

This is a rare opportunity to purchase an improvable property in a setting on the periphery of the unspoilt coastal village of Angle on the southwest Pembrokeshire coastline. The property stands on extensive grounds extending to approximately 1 acre which may have the potential for further development, subject to the necessary planning consents being obtained.

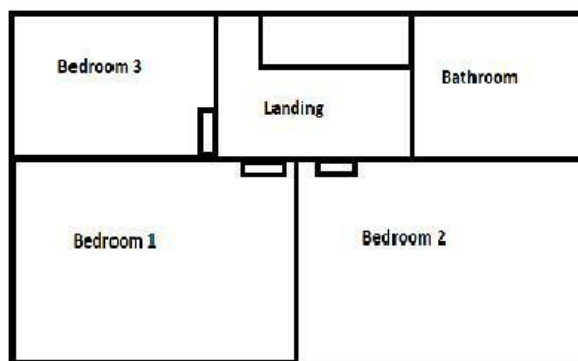
The property is located within easy reach of Angle and the long sandy beach of Freshwater West and enjoys an outlook towards the coast and offers plenty of potential, but is in need of total refurbishment.

Floor Plan

Ground Floor

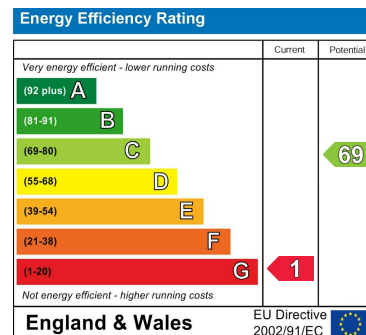


First Floor



Title Plan

Energy Efficiency Graph



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.