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.
COUNCIL TAX: N/A - Building Plot

ref: EJL / EJL / 10/ 26/OK EJL

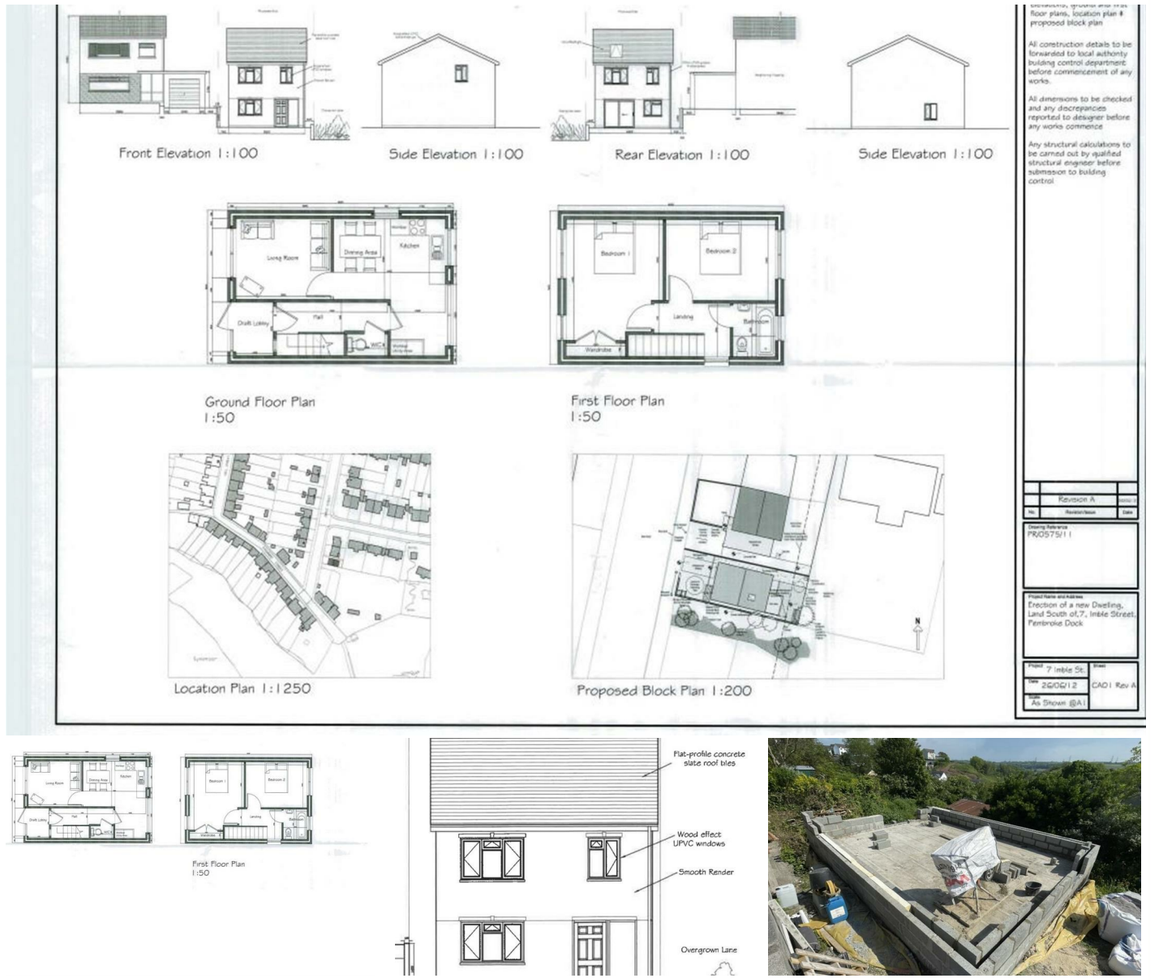
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



Plot Adjacent to 7 Imble Street, Pembroke Dock, Pembrokeshire, SA72 6QL

- **Building Plot**
- **Two Double Bedrooms**
- **Living Room**
- **Ideal Location**
- **Planning Ref; 12/0422/PA**
- **Planning for a Detached House**
- **Open Kitchen/Diner**
- **Rear Garden**
- **Ideal Investment / Development Oppurtinity**

By Auction £16,000

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The Agent that goes the Extra Mile

For Sale By Modern Method Of Auction

An exciting opportunity to purchase this plot, located in Imble Street, Pembroke Dock. The plot has full planning permission (Application Number: 12/0422/PA.) for the erection of a detached, two bedroom house with an open plan kitchen/diner, living room and downstairs WC. The first floor will provide two double bedrooms and a family bathroom. Externally, there will be driveway parking and a rear garden.

Situated in a highly desirable location on the edge of Pembroke Town, you are only a short drive away from a variety amenities, including local shops, doctors and schools. The plot can either be a great investment for someone looking to build the property for re-sale or an opportunity to build your own dream home in a popular location.

Pembroke Town is located in the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.

For further information on the auction process please use link below

https://www.iamsold.co.uk/property/507beab74aba4ac4816d42ea637331b3/?search_id=11f8ee687cd64365b8ae4492b2c3e383

AUCTIONEERS COMMENTS



DIRECTIONS

From the Pembroke Office, follow the A4139 towards Pembroke Dock up Bush Hill. At the traffic lights take the ifrst left onto Pembroke Road and continue straight towards High Street. Take the second left hand turn onto Britania Road, then turn left onto North Street. Continue down North Street, take the first left turning onto Imble Street and the plot is down on your left

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.