

# EDWARD H PERKINS

CHARTERED SURVEYORS

Tel: 01437 760730

email: [mail@edwardperkins.co.uk](mailto:mail@edwardperkins.co.uk)



AUCTIONEERS & VALUERS

Fax: 01437 769762

website: [www.edwardperkins.co.uk](http://www.edwardperkins.co.uk)

11 Victoria Place, Haverfordwest, Pembrokeshire. SA61 2JX

## DEVELOPMENT OPPORTUNITY

THE FORMER PUNCHESTON STORES SITE  
PUNCHESTON, HAVERFORDWEST

FOR SALE BY PRIVATE TREATY

Under Instructions from Carmarthen and Pumpsaint Farmers

Sites in the centre of the village of Puncteston  
Formerly used as Agricultural Stores  
With Outline Planning Consent for Residential Use



Offers in the region of £80,000

**EDWARD H PERKINS**

11 Victoria Place

Haverfordwest

Pembrokeshire

SA61 2JX

Tel: 01437 760730

[www.edwardperkins.co.uk](http://www.edwardperkins.co.uk)

**JOHN FRANCIS**

11 Victoria Place

Haverfordwest

Pembrokeshire

SA61 2JX

Tel: 01437 768281

[www.johnfrancis.co.uk](http://www.johnfrancis.co.uk)



We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. We would strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**SITUATION:**

The property lies in the rural area of Mid Pembrokeshire, In the centre of the village of Puncteston. The property is approached off the minor road running through the village from Little Newcastle in the west to meeting the B4313 in the east.

The property is located on the northern side of the minor road and opposite to the T junction, where another road runs south to Tufton. The property is approached directly off the road into a yard area with concrete surface.

Distances are as follows:

Little Newcastle 2 miles, Letterston 4 miles, Tufton 2.6 miles, Haverfordwest 14 miles, Crymych 3 miles. The village of Puncteston, has a local pub and church. Letterston has sub post office, public house, village hall and primary school. The towns of Haverfordwest and Crymych provide a wider range of facilities including secondary schools.

**GRID REFERENCE:**

O S Grid Reference SN 0080, 2970.

**DESCRIPTION:**

The property comprises as follows:

**Site of Former Agricultural Stores**

To the southern boundary of the property there is an access off the village road into a parking area of concrete surface. To the east of the parking area there is an enclosed Dutch barn building. The entire building measures 13.6m x 11.6m externally. Steel frame structure. Concrete block work walls to half height. Corrugated metal cladding to upper level of the elevations and roof.

The western, southern and eastern boundaries are all delineated by stone walls or timber fencing.

The property currently has the benefit of outline planning permission consent for residential development under application number 07/1456/PA. Date of the consent is the 8<sup>th</sup> April 2008

The total area of the Lot 2 is 0.14 acres.

**TENURE & POSSESSION:**

The property offered for sale is freehold and vacant possession will be given on completion.

**SERVICES:**

There are no services supplied to the property.

**BUSINESS RATES:**

The business rates applicable for 2007 / 2008 are: £2,172.80.

**RIGHTS OF WAY:**

None that the vendors are aware of.

**EASEMENTS & WAYLEAVES:**

The property is sold subject to :-

Electricity Wayleaves in respect of service poles.

**RESTRICTIVE COVENANTS:**

The Vendors are not aware of any restrictive covenants affecting the property and none are proposed.

**LOCAL AUTHORITIES:**

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP. Tel: 01437 764551.

Welsh Assembly Government, Department for the Environment, Planning & Countryside, Picton Terrace, Carmarthen SA31 3BT. Tel: 01267 225300.

**SOLICITORS:**

John Collins and Partners LLP, Solicitors, Venture Court, Valley Way, Waterside Business Park, Enterprise Park, Swansea, SA6 8QP.

**TOWN & COUNTRY PLANNING:**

The property lies inside the current development limits. The property is sold subject to a valid planning permission for residential development on the site.

**VIEWING ARRANGEMENTS:**

Strictly by appointment with the joint agents