Plot Behind, Croft Avenue, Milford Haven SA73 3HE

FOR SALE BY PUBLIC AUCTION

For auction Circa £8,000 to £10,000

Lapsed Planning for 2 Dwellings
Planning Ref: 10/0479/PA
Mains Services Nearby
Level Plot of Land
MJ/KH/50213/270516

DESCRIPTION
FOR SALE BY PUBLIC AUCTION
Situated behind the residential area known as Croft Avenue, Hakin, a level plot of land with lapsed Planning Permission for two dwellings. Ref No: 10/0479/PA
The plot size is approx *********

GUIDE PRICE £8,000 - £10,000

POTENTIAL BUILDING PLOT

AUCTION DATE & VENUE
For Sale by Public Auction at The Ivy Bush Hotel, Carmarthen on Friday 15th July 2016 at 3pm (unless previously sold or withdrawn).

SOLICITORS
Redkite Law
18 - 20 Old Bridge
Haverfordwest
SA61 2ET
Contact : Ms Georgina Walters

VIEWING
By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE
We are advised that the property is Freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES
The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and

RESERVE PRICE
The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

AUCTION CATALOGUE
A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS
Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.
LEGAL PACKS
A legal pack will be available for inspection on this property’s entry on our website under the ‘EPC’ tab. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

BIDDING NUMBERS
All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

BUYERS PREMIUM
Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £250.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS
From our Office in Charles Street, take a right turn towards Hakin. Continue over Hakin Bridge and up Captain James Hill towards Hubberston. Continue along looking for a left-hand turn signposted Gelliswick and take this turning. The next right is Croft Avenue and the plot is on the right hand side identified by our John Francis For Sale board.
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