

NEW  
INSTRUCTION



## Cambridge Gun Tower, Front Street, Pembroke Dock SA72 6JX

FOR SALE BY PUBLIC AUCTION.

**For auction Guide Price £70,000 to £75,000**

Offshore Defence Gun Tower Built In 1851  
Sweeping Views Of The Cleddau River  
Requires Maintenance & Restoration Works  
Unique Opportunity To Purchase A Part Of History

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**HS/WJ/63780/230519**

**DESCRIPTION**  
FOR SALE BY PUBLIC AUCTION.

A very rare opportunity to purchase a part of history. John Francis are pleased to offer for sale this offshore Trefoil-plan Gun Tower built in 1851. The North East Dockyard Tower was originally built to accommodate officers and men with storage for powder and provisions. The roof had guns mounted on traversing platforms and 12-pound brass howitzers in order to defend the Royal Dockyard of Pembroke Dock. The building is three stories in height and as you would expect solid in construction, however, it requires maintenance. Being offshore, the tower offers sweeping views of the Cleddau River, Pembroke Dock, Neyland and Llanstadwell. This truly is an unique opportunity to purchase a part of history.  
GUIDE PRICE £70,000 - £75,000

**HISTORY**

Work commenced in 1848 to construct the Gun Tower and was completed in 1851, it is three stories in height and was designed to be operated by one officer and 33 men. Approximately 13m high, the walls are substantial and at the thickest parts 9ft (2.7metres) reducing to 5ft (1.5 metres). Although the tower was manned in the mid 19th Century by the Military/Naval forces, it never fired a shot in anger in the defence of The Royal Dockyard and was eventually disarmed in 1882. It is understood by the Pembroke Museum Trust that Artillery Men from the Royal Dockyard Corps, Pembroke Dock Battalion would have occupied the tower when first constructed and it is also known by the Trust that the Royal Artillery Militia were on Summertime Training at some point prior to 1861. Later, members of the Pembrokeshire Artillery Volunteers would have provided the manpower with some involvement of members of the regular Royal Artillery. The 1861 Census lists a Royal Artillery Gunner, his wife and four children plus a tower keeper, wife and six children. Around the time the Tower would have been disarmed (1882), the 1881 Census lists a Coast Brigade Bombardier, his wife and three young children along with a Coast Brigade Gunner and his wife. Later, the Tower became the base of the 3rd fleet between 1913 1914. Although disarmed of its original military fire power, The Tower

continued to serve as a Military fortress both throughout World War I and World War II. In World War I, it became an observation post and later during World War II, it was manned by members of the RAF Regiment and used as a machine gun position hosting 3 twin lewis guns in brick compounds. Following use as a store, South Pembrokeshire District Council acquired the Tower in 1975. The building was the subject of an extensive refurbishment in 1994/1995 and became The Gun Tower Museum operated by The Pembroke Dock Museum Trust until 2017.

**ACCESS FOOT BRIDGE**

Access to the Tower is via a substantial walkway to 1st floor or accommodation level. This is constructed on land belonging to the Crown Estate and the sale would be subject to a Lease of Easement with the Crown Estate for 150 years in return for an annual peppercorn rent. The new owner of the Tower will be fully responsible for the repair and maintenance of the walkway.

**ACCOMMODATION LEVEL**

Octagonal central pillars supporting large ceiling timbers.

**ACCESS HALL**

Internal access to all floors is via iron spiral staircase. Four windows to the south aspect.

**MAIN MEN ROOM**

Three windows with north facing outlook.

**OFFICERS ROOM**

Two windows with westerly outlook.

**KITCHEN AREA**

One window with north westerly outlook.

**ABLUTION / WATER PUMP ROOM**

Window opening with northerly outlook.

**COOKING ROOM**

Window opening with northerly outlook.

**SECOND MEN ROOM**

Three windows with easterly outlook.

**WC**

Window opening with southerly outlook. Low level WC.

**WASHROOM**

Window opening with southerly outlook. Sink and water heater.

**ROOF**

Accessed via iron spiral staircase.

**LOBBY**

**OPEN LEVEL FOR GUN TRACKS**

The roof level was used as a floor and housed 3 x 32lb guns that would traverse on iron circular platforms.

To the front elevation, 12 musket positions were established for further defence on the main entrance to the Tower. Sweeping views of the Cleddau River, Pembroke Dock, Neyland and Llanstadwell.

**BASEMENT**

The basement housed a water tank which could store 12500 gallons, storage areas and a magazine to store 198, 100lb barrels of gun powder. The basement is accessed via two spiral iron staircase.

**ACCESS HALL**

**STORE ROOM**

**MAGAZINE ROOM**

**SECOND STORE ROOM**

**CONSTRUCTION**

The Tower is well built from walls constructed in brick and grey limestone ashlar facing with granite details. Trefoil plan with flat front to landward, curved ends and curved seaward side. Battered walls to heavy bull-nose moulding under high coped parapet. South side has centre parabolic arched recess breaking cornice with rusticated voussours. Six small musketry loops in parapet over. Within arch is granite rusticated doorway dated "VR 1851" with two loops each side and iron hoist to left. To left and right of arch there is a single loop and then curved ends each with three camber-headed ashlar framed windows with smaller square openings.

**LISTING**

Grade II\* Listed, Cadw Reference: 14354

Scheduled Ancient Monument, Reference: PE334

The Tower is listed due to it being: An important example of Victorian Military Engineering' and for its Group Value with other structures at Pembroke Dockyard' (British Listed Buildings)

**TRANSPORT LINKS**

Pembroke Dock is connected by several bus services linking to Haverfordwest, Milford Haven and Tenby. Pembroke Dock also has a railway station. Irish Ferries operate a ferry service from

Pembroke Dock to Rosslare in Southern Ireland. The ferry runs twice a day in the early afternoon and the early hours of the morning.

#### SERVICES

Mains electricity, mains water feed. Macerated foul waste disposal, No substantial drainage waste

#### PLANNING

Use is commercial. With regard to change of use, prospective purchasers will need to apply for Planning Permission with Listed Building Consent.

#### RATES

Ratable Value of the Tower is £5900.00.

#### AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday, 17th July 2019 at Parc Y Scarlets, Llanelli at 3pm (unless previously sold or withdrawn).

#### SOLICITORS

Legal Department  
Pembrokeshire County Council  
County Hall  
Haverfordwest  
Pembrokeshire  
SA61 1TP

#### VIEWING

By appointment with the selling Agents on 01646 685577 or e-mail [pembroke@johnfrancis.co.uk](mailto:pembroke@johnfrancis.co.uk)

#### OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

#### 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 can be subject to change up to and including the day of auction.

#### 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. 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.

#### REGISTERING TO BID

All potential auction bidders need to register prior to the auction. To comply with legislation you will need to register and on the day of the auction obtain a Bidding Number from us. (Proxy/Telephone bids vary).

You MUST provide us with proof of ID as well as proof of address. It is best that you register with us well in advance of the auction day. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

You MUST also provide us with PROOF OF DEPOSIT – 10% of the guide price (highest figure of the guide) or if the guide is less than £20,000 then £2,000 min. We do not give bidding numbers out without the above details being given.

Please ask one of our staff for a list of acceptable ID or follow this link <https://www.johnfrancis.co.uk/>

#### BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £500.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

#### DIRECTIONS

Proceed on the A477 west bound for Pembroke Dock. On entering Pembroke Dock, proceed along London Road to the roundabout. Take the second exit to Western Way and then take the second right to Front Street. Follow along Front Street and the Tower will be located on your right-hand side.

# Cambridge Gun Tower, Front Street, Pembroke Dock



**John.  
Francis**