



## The Croft Thurston Lane, Nr Haverfordwest, SA73 1LA

**Asking Price £300,000**

- \* Detached bungalow and approximately 1.25 acres of land
- \* with some development potential, subject to planning consent and overage clause.
  - \* Requiring renovation and updating but including a
- \* useful stable outbuilding suitable as a workshop or similar, subject to planning.
- \* Convenient semi rural setting within easy reach of Haverfordwest,
  - \* Milford Haven, Pembroke and Pembroke Dock, etc.

### SITUATION

Thurston Lane lies just off the Haverfordwest to Burton roadway at Sardis, some 5 miles or so south east of Haverfordwest which offers an extensive range of amenities and facilities with the towns of Neyland, Milford Haven, Pembroke Dock and Pembroke also being within easy reach.

Local services including primary schools can be found in the nearby villages of Johnston, Langwm and Hook etc. and the tidal waters of the Cleddau Estuary are nearby.

### DIRECTIONS

The property is located at postcode SA73 1LA and a 'For Sale' sign is on site.

### DESCRIPTION

The Croft comprises a detached traditionally constructed bungalow constructed of block walls under a pitched interlocking concrete tiled roof that now requires upgrading in order to realise its full potential. The main gated access off Thurston Lane leads to the residence with a further gate situated a short distance along Thurston Lane leading into the gardens and land. A pathway from the main gate leads to a recessed entrance porch and the internal accommodation which comprises:-

#### Entrance Hall

With airing cupboard.

#### Sitting Room 19'10" x 11'11" (6.06m x 3.65m)



With 2 windows to the fore and focal point of a fireplace.

#### Kitchen 15'1" x 12'3" (4.6m x 3.75m)



With window to the rear and a range of fitted base and wall units, oil fired Rayburn Royal and door leading to a Utility area which leads to the rear porch.

#### Reception Room 16'10" x 9'2" (5.15m x 2.80m )



With French doors to the fore and patio doors opening into a cupboard area to the side and a focal point of a wood burner.

## Bathroom



With part tiled walls, bath with shower attachment over, WC and wash basin.

## Bedroom 1 12'3" x 12'1" (3.75m x 3.70m)



With window to the fore.

## Bedroom 2 12'3" x 11'11" (3.75m x 3.65m )



With window to the rear and built-in wardrobes.

## EXTERNALLY

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

The land around the bungalow has the potential for grounds and gardens and includes several timber buildings or field shelters in various states of repair. There is a useful workshop/stable building that is divided into 2 sections being approximately 5.9m x 9m overall. This building has stable doors and double doors providing access and a concrete floor. It is a steel portal frame with box profile clad elevations and roof with internal sleeper clad walls.

The land does now require some pasture and hedgerow renovations in order to realise its full potential and it may well be suitable for some further development, subject to the necessary planning consents being obtained, although interested parties should be aware of the overage provisions detailed below.

## SERVICES

We believe the property has the benefit of mains water and electricity. Drainage is possibly to a private system. There is an oil fired central heating system within the property although this is likely to require upgrading and the property is double glazed in the main.

## TENURE

Freehold with vacant possession upon completion. There is no ongoing chain.

## LOCAL AUTHORITY

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

## GENERAL REMARKS

The sale of The Croft offers an opportunity to acquire a renovation project that occupies a most convenient setting being within easy reach of all the major towns and villages of the area. The property stands within approximately 1.25 acres that may well have some further development potential but subject to planning and the terms of the overage provisions detailed below.

N.B. Interested parties should be aware that a nearby parcel of land of 10 acres is also being offered for sale. The vendors reserve the right to accept an offer on this land prior to accepting an offer on The Croft.

## OVERAGE CLAUSE

The property is being sold subject to an overage clause on the area of land hatched black on the plan and attached for identification purposes only.

The overage clause will be 40% of the uplift in value of the land above its apportioned sale price if planning consent for residential development is granted on the land identified in the hatched area for a period of 40 years from the date of completion of the sale with the cost of obtaining the planning consent being deducted from the uplift. The Overage will be secured by a restriction on the title.

THE CROFT, THURSTON LANE  
SARDIS  
FOR IDENTIFICATION PURPOSES ONLY

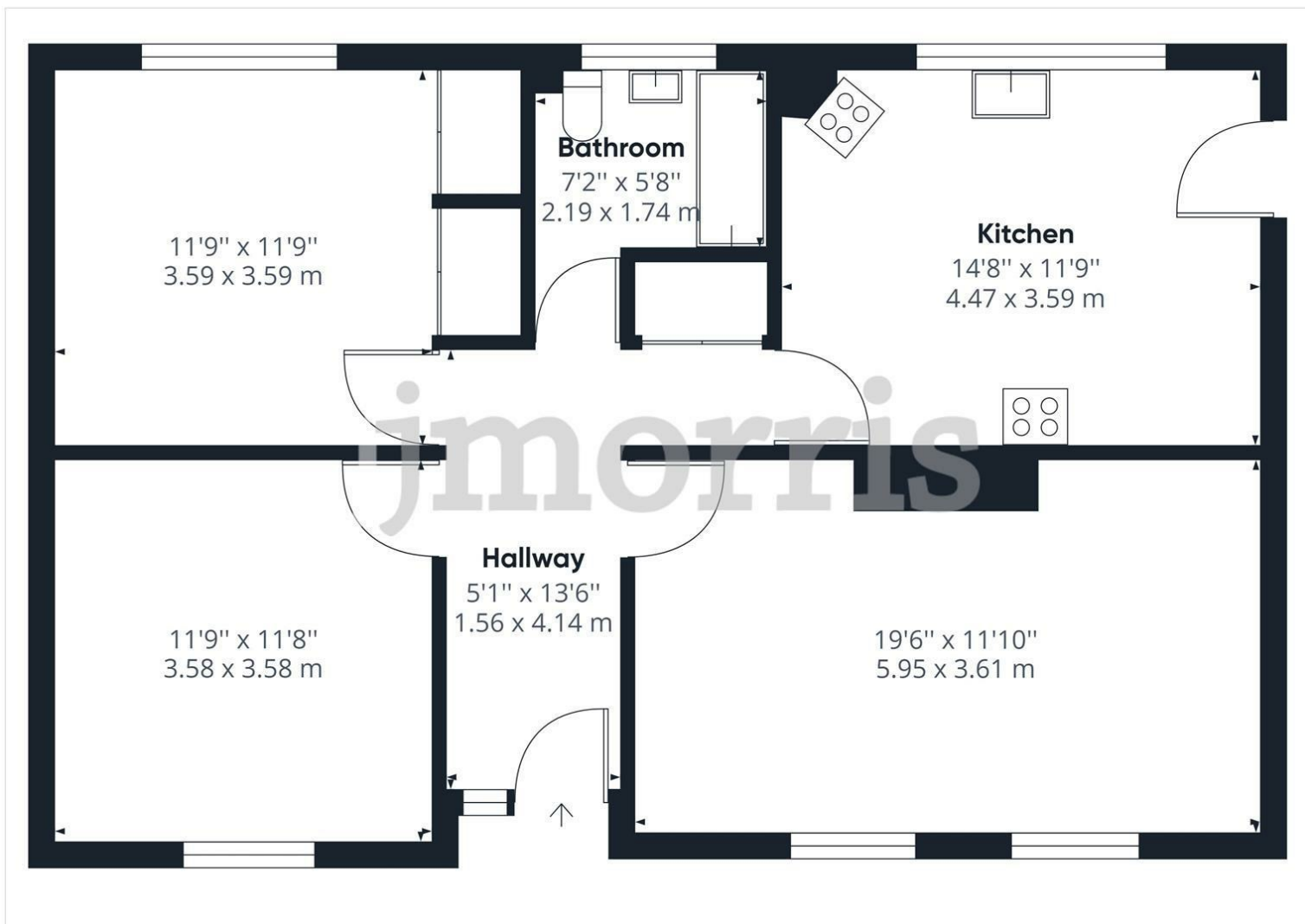


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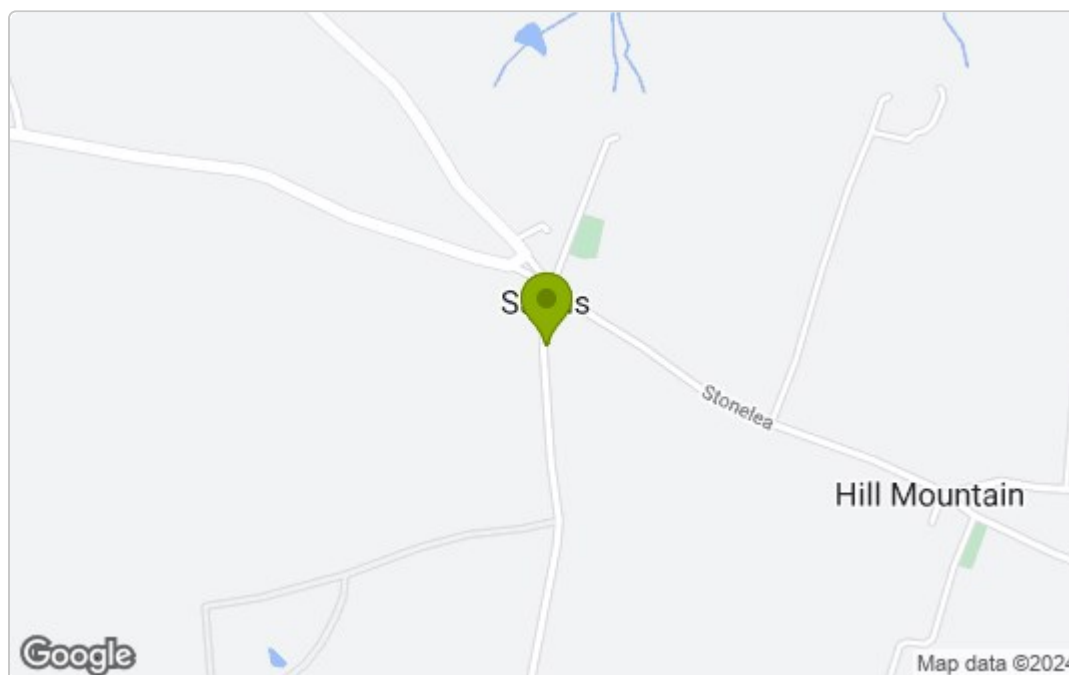
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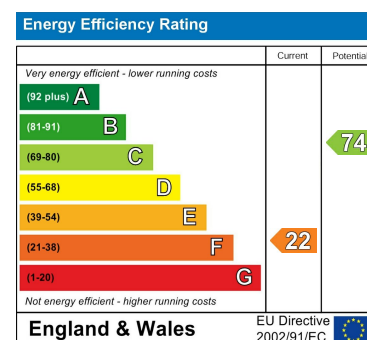
## Floor Plan



## Area Map



## 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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com