

## Pembroke Dock Commodore Hotel, Admiralty Way, Pembrokeshire, Wales SA72 6YH

### Tenure

Long Leasehold. The property is held on a long lease for a term of 999 years from 18th May 2007 (thus having approximately 989 years unexpired) at a current ground rent of £25 per annum.

### Location

The property is situated on the west side of Admiralty Way, to the north of its junction with Fort Road. Pembroke Dock offers local amenities and facilities, whilst Haverford West is under 11 miles to the north and provides a further and more extensive range of facilities. Pembroke Dock has a ferry terminal which is situated within walking distance as well as a Rail station. The A40 from Haverfordwest provides access to the M4 Motorway via the A48.

### Description

The property comprises a Grade II listed former hotel (shell condition) together with outbuildings occupying a site extending to approximately 0.56 hectares (1.38 acres).

A Long Leasehold Grade II Listed Former Hotel (Shell Condition) with Outbuildings. Site Area extending to Approximately 0.56 Hectares (1.38 Acres). Planning Permission for Redevelopment of Hotel Complex to provide New Townhouses/Apartments in the Grounds

**TO BE OFFERED WITHOUT RESERVE**

### Accommodation

The property was not inspected by Allsop. We understand the property provides: **Former Hotel (Shell Condition) together with Outbuildings. Site extending to Approximately 0.56 Hectares (1.38 Acres)**

### Planning

Local Planning Authority: Pembrokeshire County Council.  
Tel: 01437 764551.  
Email: planapplications@pembrokeshire.gov.uk  
The property is offered with planning permission (Ref: 14/0429/PA) conditionally approved on 23rd November 2013 for 'Redevelopment of hotel complex and rear wing, new townhouses/apartments (including affordable housing) in the grounds.'

### To View

Due to the condition of the property, internal inspection will not be possible.

### Seller's Solicitor

Messrs Evans Dodd LLP  
(Ref: Deepak Manghnani).  
Tel: 0207 491 4729.  
Email: dm@evansdodd.co.uk

## Vacant Possession

**VACANT – Long Leasehold Former Hotel with Planning Permission**



## Oakengates Land to the rear of 86-88A Church Parade, Telford, Shropshire TF2 6EY

### Tenure

Freehold.

### Location

The property is situated on the south side of Church Parade, which is located off New Street in the Oakengates district of Telford. Local amenities are available close by to the north in Telford town centre. The more extensive facilities of Shrewsbury and Wolverhampton are accessible to the west and east respectively. Oakengates Rail Station is close by. The B5061, A442 and M54 Motorway are all accessible.

### Description

The property comprises a site to the rear of 86-88A Church Parade, which extends to approximately 0.036 hectares (0.089 acres). The site is offered with planning permission for the erection of 4 x one bedroom flats with associated parking.

A Freehold Site extending to Approximately 0.036 Hectares (0.089 Acres). Planning Permission for 4 x One Bedroom Self-Contained Flats with Associated Parking

### Accommodation

Site Area Approximately 0.036 Hectares (0.089 Acres)

### Planning

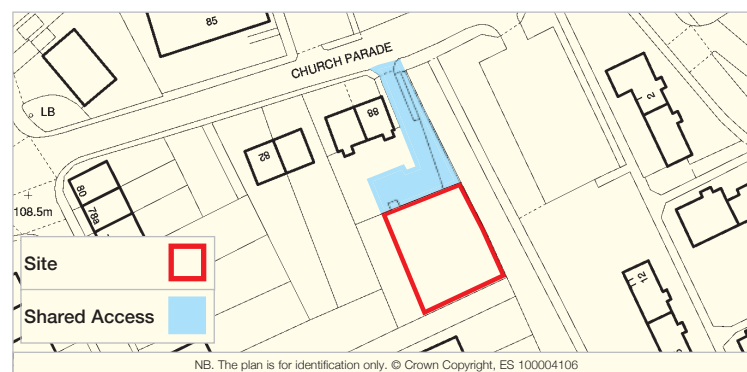
Local Planning Authority: Telford and Wrekin Council.  
Tel: 01952 380380.  
Email: planning.control@telford.gov.uk  
Planning permission (Ref: TWC/2017/0008) was granted on 6th April 2017 for 'erection of 4 no. apartments with associated parking'.  
A proposed site plan, floor plan and elevations document is available from the auctioneer upon request. Please email tom.wright@allsops.co.uk to obtain a copy.

### Seller's Solicitor

Messrs Moseleys (Ref: Audrey Hunter).  
Tel: 01543 414100.  
Email: mmorris@moseleys.co.uk

## Vacant Possession

**VACANT – Freehold Site with Planning Permission**



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