



FOR IDENTIFICATION PURPOSES ONLY

VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
HEATING: N/A  
TAX: Band N/A

SSG/SSG/03/25/OK EJJ

We would respectfully ask you to call our office before you view this property internally or externally

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



**Land at Highfield Court Fishguard Road, Rudbaxton, Haverfordwest, Pembrokeshire, SA62 4DA**

- Approx 7.7 acres of Pastureland
- Water Supply Availaible
- Stockproof Fencing
- Outskirts of Town
- Accessed via Private Road

**Offers Around £80,000**



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***The Agent that goes the Extra Mile***







An opportunity to acquire approximately 7.7 acres of mixed pastureland/woodland on the outskirts of Haverfordwest.

Accessed via a private lane off the Fishguard Road, the land is located conveniently in the parish of Rudbaxton, on the edge of the County town of Haverfordwest.

The land benefits from its own water supply and would be an ideal space for ponies and horses or livestock to graze.

The land sits approximately three miles north of the county town of Haverfordwest, with its wide range of amenities including mainline train station, county hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, 18 hole golf course, primary and secondary schools, further education college etc. The beautiful sandy beach at Broad Haven and the stunning coastline of the Pembrokeshire Coast National Park is 4 miles to the west, and marinas at nearby Milford Haven and Neyland cater for boating enthusiasts.



#### DIRECTIONS

DIRECTIONS: From our office in Haverfordwest take the A40 towards Fishguard after approximately 3 miles turn left at Highfield Manor and then keep left, follow the lane around to the right, and after a short distance you will see the land on the left-hand-side, opposite a workshop building and a wooden five-bar gate.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.