



0.92 Acres or thereabouts of Land at, Manorowen, Fishguard, Pembrokeshire, SA65 9PT

## Auction Price Guide in Excess of £25,000

- \* The Land fronts onto the Maesgwynne Road and is within a mile or so of the Market Town of Fishguard.
- \* 0.92 Acres or thereabouts of mainly gently sloping Pasture Land together with a small area of Scrubland.
- \* The Scrubland area has a concrete base on it and is the site of a former Chalet Building, which has now been demolished.
  - \* There is an old Static Caravan on the Land which is utilised for Storage purposes.
  - \* Ideally suited for Grazing, Recreational, occasional Camping or for Horticultural purposes
- \* Rarely do small parcels of Land of this nature appear on the Open Market and early inspection is strongly advised.
  - \* For Sale by On-Line Auction on **\*\*POSTPONED\*\***
  - \* Online Auction Price Guide £25,000 - £35,000
- \* Vendors Solicitors - Morgan & Richardson, 7 St Mary's Street, Cardigan, Ceredigion, SA43 1HB. Telephone 01239 612302

## SITUATION

The Land concerned stands adjacent to Maesgwynne Road in the parish of Manorowen.

The Town of Goodwick is within a mile or so of the Property and has the benefit of a few Shops, a Post Office/Store, Primary School, former Church and Chapels, Public Houses, Restaurants, 2 Fish & Chip Shop Cafes/Take-Away's, Hotels and a Petrol Filling Station/Store.

The well known Market Town of Fishguard is within a mile or so and has the benefit of an excellent Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Post Office, Library, a Petrol Filling Station/Store, Supermarkets and a Leisure Centre.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The Pembrokeshire Coastline at The Parrog is within a mile or so of the Property and also within easy reach are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

## DESCRIPTION

The Land concerned extends to 0.92 Acres or thereabouts and is, in the main, down to permanent Pasture and is gently sloping with a north westerly aspect.

It is in the main, sheep fenced and there is an old Static Caravan adjacent to the southern roadside boundary. There is a wide double galvanised field gate entrance onto Maesgwynne Road at or around point "A" on the Plan which is opposite the splayed access leading to Millbrook.

Situated on part O.S. No. 1182 are the concrete base remains of a site of an old Timber Chalet. The Chalet has now disintegrated and has been cleared from the Site.

The boundaries of the above 0.92 Acres of Land are edged in red on the attached Plan to the Scale of 1/2500.

## DIRECTIONS

On leaving Goodwick along the Main A487 road in the direction of St Davids turn left and 50 yards or so further on bear left (straight on). Continue on this road for 300 yards or so and the gateway entrance is on the left. A 'For Sale' board is erected on site.

## SERVICES

There are no Services connected to the Land, although we understand that Mains Water and Electricity are available in the vicinity of the enclosure and Maesgwynne Road, but not connected to the Property.

## TENURE

Freehold with Vacant Possession upon Completion.

## RIGHTS OF WAYS

Access Rights of Ways exist in favour of the adjoining Property (i.e. O.S. No. part 1182 - 0.20 Acres est which is situated to the south west of the Land that is being offered "For Sale") and over a small triangular area of Land adjacent to point "A" on the Plan.

## REMARKS

Rarely do small Parcels of Land of this nature appear on the Open Market and the opportunity to purchase should not be missed. The Land is in the main down to Pasture and is gently sloping with a north westerly aspect. There is also a small area of Scrubland (i.e. O.S. Part 1182 - 0.16 Acres est) on which there is a concrete base and was the former site of an old Timber Chalet. In addition, there is an old Static Caravan on site. The Land is ideally suited for Grazing, Horticultural, Recreational or for Storage purposes. It is offered "For Sale" with a realistic Online Auction Price Guide and early inspection is strongly advised.

## AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of Guide Prices quoted or within 10% of a Fixed Guide Price. The Guide Price can be subject to change.

## HOW TO REGISTER AND BID

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

## N.B. ADMINISTRATION FEE

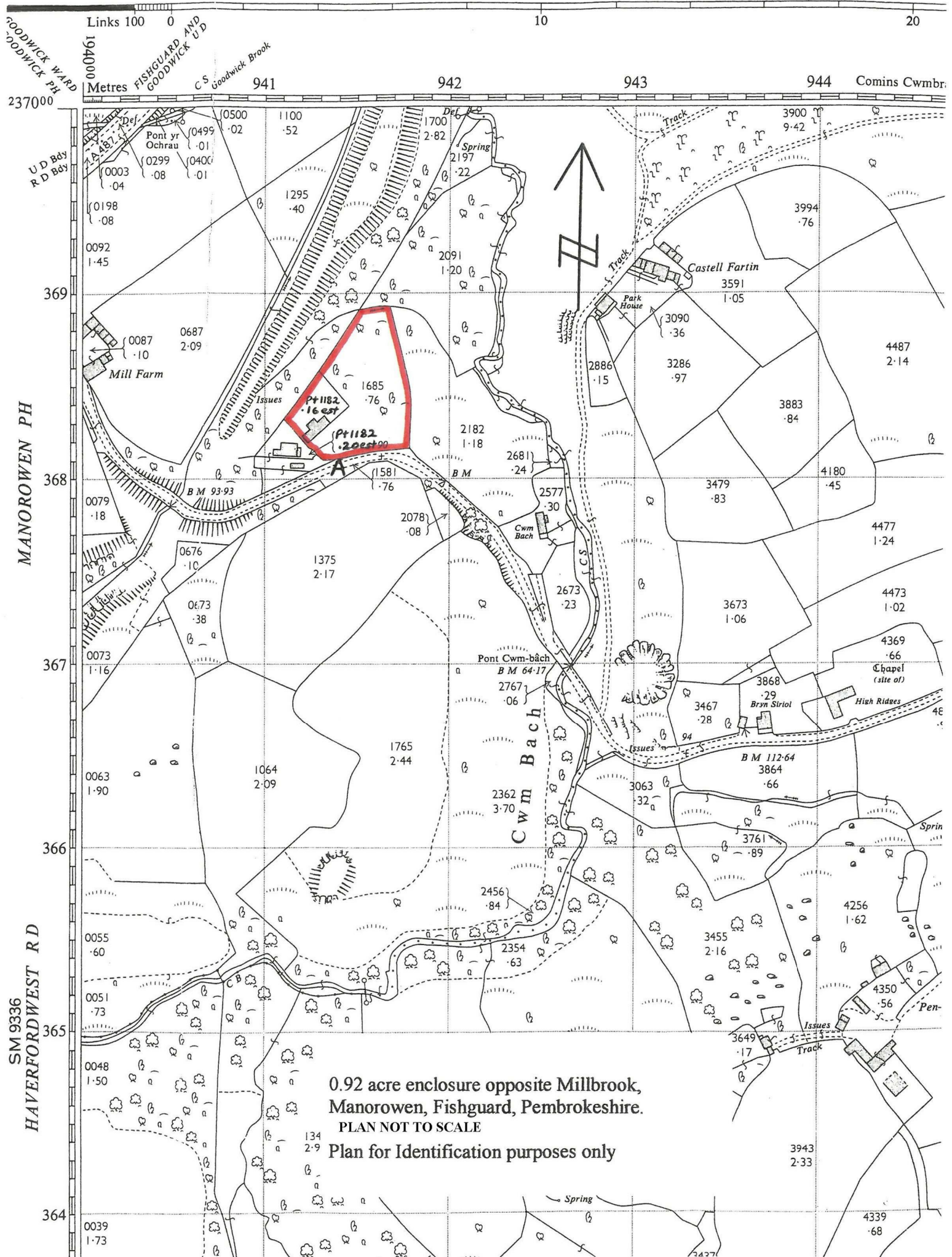
J. J. Morris will charge an Administration Fee of £833.00 plus VAT (£1,000.00 inclusive of VAT) upon Completion of the Sale.

The Administration Charge is made in addition to the Purchase Price of the Property and in addition to the Purchasers own Legal Costs.

# PLAN SM 9436 & PLAN SM 9536

The number and acreage of each parcel of land is shown within the plan when identifying a parcel to specify the number(s) of the plan(s) on which it is shown.

IN PARCELS DIVIDED BY THE SHEET ED  
ACREAGES ARE SHOWN TO SHEET EDGI



0.92 acre enclosure opposite Millbrook,  
Manorowen, Fishguard, Pembrokeshire.  
PLAN NOT TO SCALE  
Plan for Identification purposes only



## Area Map



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