



## Maes-yr-Awel, Square And Compass, Haverfordwest, Pembrokeshire, SA62 5JJ

### Price Guide £750,000

- \* A rare opportunity to acquire a small Caravan Site on the North Pembrokeshire Coastline from where superb Coastal Sea views can be enjoyed to the Strumble Head Peninsula and beyond.
  - \* An attractive and spacious Detached 2 storey Dormer Bungalow Residence.
- \* Comfortable 2 Reception Room, Kitchen/Breakfast Room, Utility, 3 Bedroom and 2 Bath/Shower Room accommodation.
  - \* 3 Static Caravans which provide a Ground Rent of £2,100.00 each per Annum.
- \* Touring Caravan Site for 23 Caravans on which Planning Consent has been granted for 7 Holiday Lodges.
  - \* Toilet/Shower Block as well as ample Vehicle Parking Space.
- \* In all standing in 1 ½ Acres together with good sized, well maintained Gardens and Grounds.
  - \* uPVC Double Glazing, L.P. Gas Central Heating, Cavity Wall and Roof/Loft Insulation.
- \* Excellent Business opportunity with scope to develop the Site even further. Early inspection strongly advised.

## SITUATION

Square and Compass is a small village which is situated between the Market Town of Fishguard (7 miles north east) and the Cathedral City of St Davids (8 miles south west).

Square and Compass is bisected by the Main A487 road and has the benefit of a Public House and a Petrol Filling Station/Supermarket/Store.

The popular Coastal Village of Trefin is within a mile or so and has the benefit of a Public House, an Art Gallery/Cafe, a former Chapel and a Youth Hostel, whilst the other well known village of Croesgoch is also within a mile or so and has the benefit of a Primary School, Public House/Post Office, Repair Garage, Chapel, Art Gallery, an Agricultural Store.

St Davids being close by is renowned for its Cathedral and Bishops Palace and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Rugby Club, Art Galleries, a Tourist Information Centre, Hardware Shop, a Supermarket/Post Office and a Petrol Filling Station/Hotel/Store.

The well known Market Town of Fishguard is within a short drive and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The Pembrokeshire Coastline at Aberfelin is within a mile and a half or so by road and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 18 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, a Further Education College, Leisure Centre, Repair Garages, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Letterston to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Maes-yr-Awel stands on the northern fringes of the hamlet from where superb Coastal Sea views can be enjoyed over the North Pembrokeshire Coastline to the Strumble Head Peninsula and Lighthouse and beyond.

## DIRECTIONS

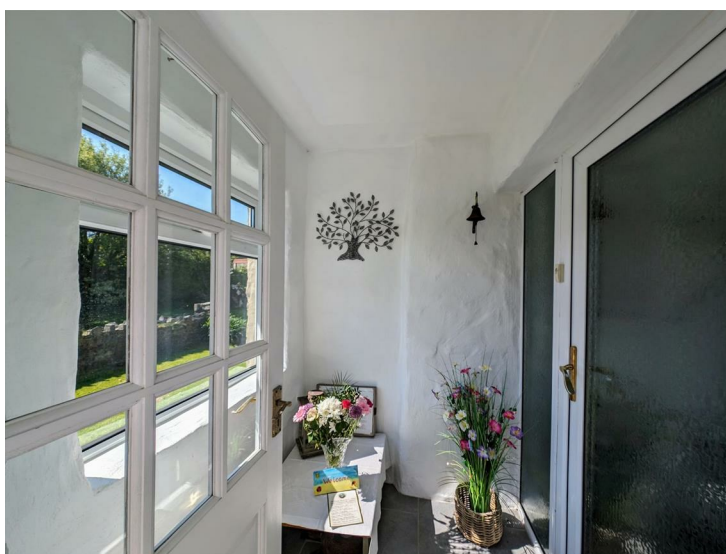
From Fishguard, take the Main A487 Road south west for some 7 miles and in the hamlet of Square & Compass proceed past the Petrol Filling Station/Store and some 150 yards or so further on, take the turning on the right, just prior to The Public House. Proceed on this road for 60 yards or so and Maes-yr-Awel is the Bungalow that situated on the left hand side of the Access Lane. A "For Sale" Board is erected at the roadside entrance.

## DESCRIPTION

Maes-yr-Awel comprises a Detached 2 storey Dormer Bungalow Residence of cavity concrete block/brick construction with part stone faced and mainly rendered and coloured elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

### Half Glazed Door to:-

#### Porch



6'4" x 5'0" (1.93m x 1.52m)

With uPVC double glazed window, ceramic floor and a uPVC double glazed door to:-

## Hall



13'10" x 5'4" (4.22m x 1.63m)

With Oak floorboards, covered ceiling, 4 ceiling spotlight, staircase to First Floor, smoke detector (not tested), radiator, openings to Inner Hall and Inner Lobby and door to:-

## Dining Room



14'0" x 10'0" (4.27m x 3.05m)

With fitted carpet, uPVC double glazed window, radiator, 2 No. 2 ceiling spotlights, covered ceiling and 3 power points.

## Inner Lobby

With Oak floorboards, coat hooks, door to Utility Room and door to:-

## Sitting Room



25'9" x 11'10" (7.85m x 3.61m)

With Oak floorboards, stone fireplace with a stone tiled hearth housing a Villager Multifuel Stove, whitened natural stone effect walls, 2 uPVC double glazed windows (one affording Sea views), 2 radiators, alcove with Pine shelves, TV aerial cable, 5 power points, 4 No. 2 ceiling spotlights and Pine door to:-

## Bedroom 1



16'5" x 8'2" (5.00m x 2.49m)

With Oak floorboards, 2 uPVC double glazed windows with wooden blinds, 2 wall spotlights, radiator, 4 power points, 2 ceiling lights, whitened stone effect walls, electricity meter/consumer unit cupboard and Pine door to:-

### En Suite Bathroom



8'4" x 7'7" (2.54m x 2.31m)

With ceramic tile floor, ceiling light, uPVC double glazed window, white suite of Pine panelled Bath with shower attachment, Wash Hand Basin in a vanity surround, WC and a glazed and tiled Shower Cubicle with a Triton Rapide Electric Shower, illuminated mirror fronted bathroom cabinet, toilet roll holder, fully tiled walls and a chrome heated towel rail/radiator.

### Utility Room



10'6" x 7'1" (3.20m x 2.16m)

With ceramic tile floor, uPVC double glazed window and a uPVC double glazed door to rear Garden, range of fitted floor and wall cupboards, built in QA electric Single Oven/Grill 4 ring Cooker Hob and a Cooker Hood, part tile surround, fridge and freezer recesses, inset single drainer stainless steel sink unit with mixer tap, cooker box, 5 power points and 2 No. 2 ceiling spotlights.

### Inner Hall

8'3" x 3'0" (2.51m x 0.91m)

With Oak floorboards, 4 ceiling spotlight, doors to Bathroom, Kitchen/Breakfast Room and:-

### Walk in Boiler Cupboard

6'3" x 3'0" (1.91m x 0.91m)

With an Ideal wall mounted L.P. Gas Combination Boiler (heating domestic hot water and central heating), ceiling light, coat hooks and wall shelves.

### Bathroom



10'0" x 4'10" (3.05m x 1.47m)

With a laminated tiled floor, white suite of WC, Wash Hand Basin and panelled Bath with shower attachment, uPVC double glazed window with roller blind and ceiling light, towel rail, mirror fronted bathroom cabinet, half tiled walls and a toilet roll holder.

### Kitchen/Breakfast Room



18'6" x 9'3" (5.64m x 2.82m)

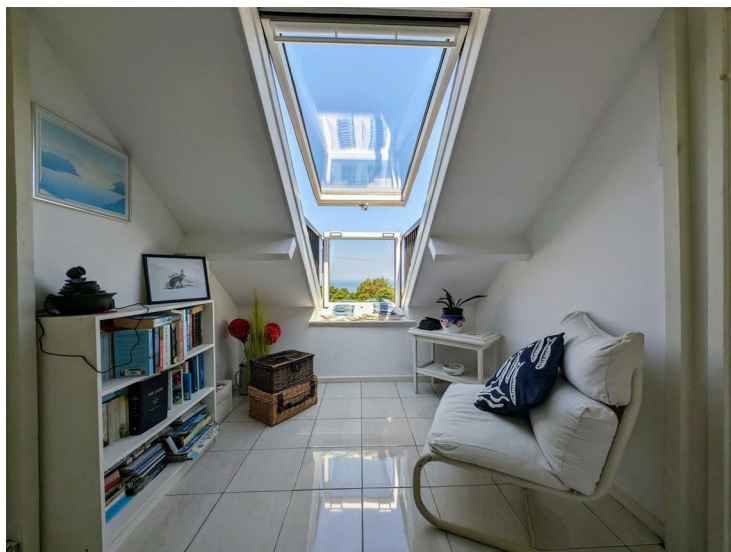
With ceramic tile floor, range of fitted floor and wall cupboards, part tile surround, Rangemaster Slot-in L.P. Gas Cooker with 4 ring L.P. Gas Hob, Oven and Grill, cooker hood (externally vented), inset single drainer one and a half bowl Silk Quartz sink unit with mixer tap, 3 uPVC double glazed windows with roller blinds (2 of which afford Coastal Sea views over The North Pembrokeshire Coastline to Strumble Head and beyond), built in dishwasher, built in washing machine, tumble drier recess,

built in fridge freezer, uPVC double glazed Patio door to rear Garden, 8 power points, radiator, 4 ceiling spotlight and 2 No. 2 ceiling spotlights.

A staircase from the Hall gives access to the:-

### First Floor

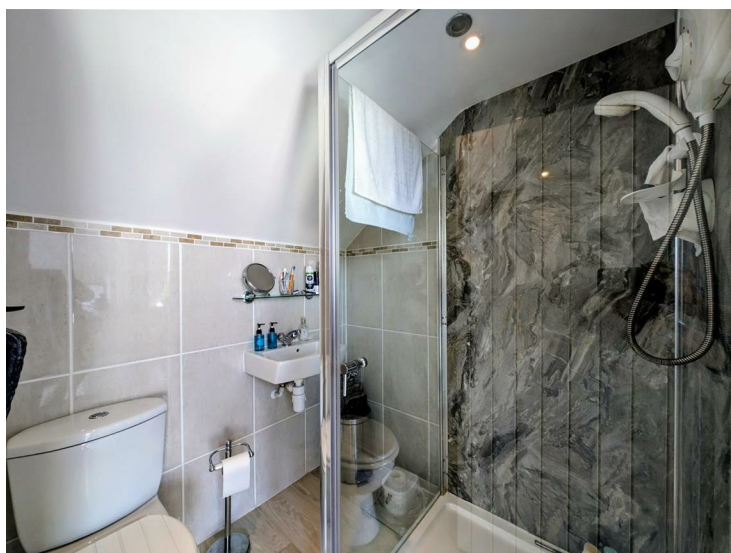
#### Landing



10'0" x 7'8" (3.05m x 2.34m)

With ceramic tile floor, Velux window (affording superb Coastal Sea views over The North Pembrokeshire Coastline to Strumble Head and beyond), smoke detector (not tested), ceiling light and doors to Bedrooms and:-

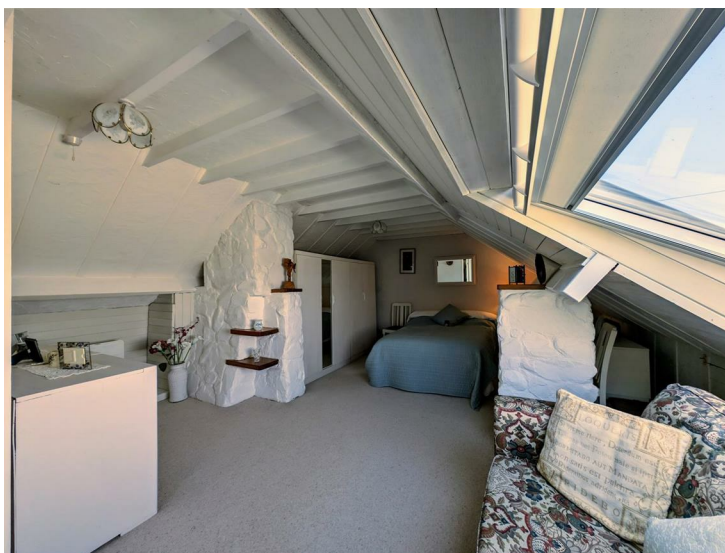
#### Shower Room



5'8" x 5'7" (1.73m x 1.70m)

With a laminate tile floor, white suite of WC, Wash Hand Basin and a Glazed and a Aquaboard clad Shower Cubicle with a Galaxy Aqua Electric Shower, fully tiled walls, glass shelf, 2 downlighters and a Manrose extractor fan.

### Bedroom 2



18'8" x 15'0" (5.69m x 4.57m)

With fitted carpet, Velux window (affording superb Coastal Sea views of the North Pembrokeshire Coastline to Strumble Head and beyond), sloping ceiling, exposed beams, 2 ceiling lights, access to undereaves storage space and 4 power points.

### Bedroom 3



14'8" x 14'7" (4.47m x 4.45m)

With fitted carpet, Velux window (affording superb Coastal Sea views over The North Pembrokeshire Coastline to Strumble Head and beyond), sloping ceiling, ceiling light, access to undereaves storage space, built in wardrobes, radiator and 4 power points.

### Externally

Directly to the fore of the Bungalow is a neatly kept enclosed Lawned Garden with Flowering Shrubs and Flower Beds as well as a Garden Store Shed and a Log/Garden Tool Shed. There is a Paved Path surround to the Property and to the side is a further Lawned area with a:-

#### Timber Garden Shed

8'0" x 5'0" (2.44m x 1.52m)

To the rear of the Property is a Lawned area together with a Paved Patio with Flowering Shrubs and Flower Beds from where superb Coastal Sea views can be enjoyed over The North Pembrokeshire Coastline to Strumble Head and beyond.

Adjacent to the southern boundary wall of the Property is a hardstanding area which allows for ample Vehicle Parking Space and adjacent to the eastern boundary is a tarmacadamed hardstanding allowing for further Vehicle Parking Space.

Adjacent to the northern boundary of the Garden is a:-

### Toilet/Shower Block

Of concrete block construction with a corrugated cement fibre roof. It has a separate Shower Room as well as a Ladies WC with a Shower, 2 Basins and 2 W.C.'s and a Gents WC with 2 Urinals, 2 Basins and 1 WC.

Beyond the Toilet Block are 3 Static Caravans which are owned by Private Individuals for which they pay an Annual Ground Rent of £2,100.00 per Annum which includes Water but excludes Electricity costs.

The occupation of the Static Caravans is 46 weeks of the year.

In addition, there is a 0.90 Acre Touring Caravan Site for 23 Tourers together with a Chemical Disposal point. Planning Consent has been granted on the Touring Caravan Site for 7 Holiday Lodges.

Outside Electric Lights and Outside Water Taps.

In all the Property stands in 1 ½ Acres or thereabouts.

The approximate boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

### SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. uPVC Double Glazed Windows and Doors. Cavity Wall and Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

The 3 Static Caravans have Mains Electricity and Water (metered supplies) connected. Drainage for the 3 Static Caravans is to a Septic Tank.

The Touring Caravan Site has a Chemical Disposal point.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

Vehicle and Pedestrian Access Rights of Ways exist in favour of Maes-yr-Awel over the hard surfaced lane leading off the Main A487 Road at point "A" on the Plan and as far as point "B" on the same Plan.

### TRADING FIGURES

Trading Figures are available to Bona Fide Applicants only.

### PLANNING CONSENT

Planning Consent has been granted on the Touring Caravan Site for 7 Holiday Lodges. Layout Plan attached. (Further details upon request).

### OCCUPATION

The Static Caravans and the Touring Caravans are limited to 46 weeks of the year occupation, which excludes the period 10th January - End of February of every year.

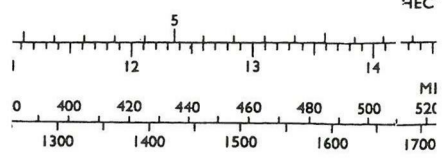
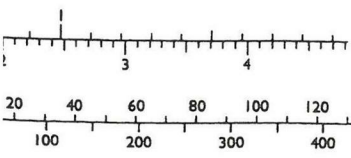
### REMARKS

Maes-yr-Awel is a delightfully situated small Static and Touring Caravan Site which benefits from superb uninterrupted Coastal Sea views over The North Pembrokeshire Coastline to Strumble Head Lighthouse and beyond. The Property benefits a spacious Detached 2 storey Dormer Bungalow Residence which has comfortable 2 Reception, Kitchen/Breakfast, Utility, 3 Bedroom and 2 Bath/Shower Room accommodation benefiting from L.P. Gas Central Heating, uPVC Double Glazing and Roof/Loft Insulation. It has it's own private Garden with Lawned areas, Paved Patios and Flowering Shrubs as well as Vehicle Parking Space. Within close proximity is a small Static Caravan Site with 3 Caravans and beyond is a Touring Caravan Site for 23 Caravans on which there is Planning Consent for 7 Holiday Lodges. It is a good Going Concern with potential to develop the Site even further and to substantially increase the turnover of this Business. Small Caravan Sites of this nature are extremely rare and the opportunity to purchase should not be missed.



**Maes-yr-Awel,  
Square & Compass, Mathry, Haverfordwest,  
Pembs.**

Plan Not to Scale.  
**Plan for Identification Purposes Only**



PEMBROK  
SM  
CONVEI  
HEC

1 metre = 3.2808 feet

**ABBREVIATIONS**

|         |                  |
|---------|------------------|
| L B Sta | Lifeboat Station |
| L C     | Level Crossing   |
| L G     | Loading Gauge    |
| L Ho    | Lighthouse       |
| L Twr   | Lighting Tower   |

|     |                |
|-----|----------------|
| rp  | Revision Point |
| S   | Stone          |
| S B | Signal Box     |

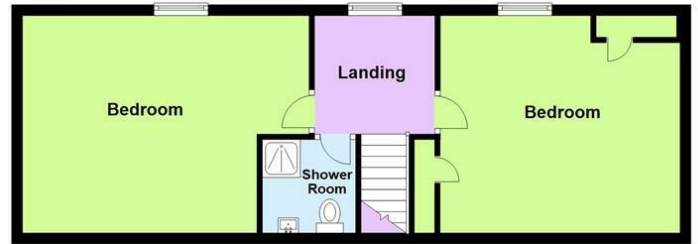
|  |                      |
|--|----------------------|
|  | Non-coniferous trees |
|  | Coniferous trees     |

# Floor Plan

Ground Floor



First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 68        |
| (55-68) D                                   |  | 43                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

# Council Tax Band - E

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.

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