



18.80 Acres of Land with Agricultural Buildings and Castle Pride Kennels, Little Newcastle, Haverfordwest, Pembrokeshire, SA62 5TD

By Public Auction in 2 Lots

* Fronting the Little Newcastle to Trecwn Council Maintained District Road and within a few hundred yards or so of the village of Little Newcastle, a valuable Block of Agricultural Land extending to 18.80 Acres or thereabouts together with a good range of Agricultural Buildings (known as The Meadows) and Castle Pride Kennels.

* The Property will be offered "For Sale" by Public Auction in 2 Lots as follows:-

Lot 1 -Castle Pride Kennels and 4.60 Acres or thereabouts of Pasture Land - Price Guide £80,000 - £120,000 (Eighty Thousand Pounds to One Hundred and Twenty Thousand Pounds).

Lot 2 - Agricultural Buildings and 14.20 Acres or thereabouts of Agricultural Land (known as The Meadows) - Price Guide £120,000 - £160,000 (One Hundred and Twenty Thousand Pounds to One Hundred and Sixty Thousand Pounds).

The Land will be offered "For Sale" by Public Auction (unless previously sold) on Friday 16th August, 2024 at The Swan Inn, Little Newcastle, Haverfordwest, Pembrokeshire at 7pm.

Vendors Solicitor - Mr Stephen Hill of Price & Son Solicitors, 33 Hill Lane, Haverfordwest, Pembrokeshire, SA61 1PS. Telephone - 01437 765331.

SITUATION

Little Newcastle is a small village which stands in the heart of Pembrokeshire between the villages of Letterston (2 miles west) and Puncteston (1 ½ miles east).

Little Newcastle has the benefit of a Church, a former Chapel, a Village/ Community Hall and a Public House.

The larger village of Letterston being close by has the benefit of several Shops, a Butchers Shop/Post Office, Primary School, Church, Chapels, a Public House/Restaurant, a Fish & Chip Shop Restaurant/Take-Away, Petrol Filling Station/Store, a Memorial/Community Hall, Charity Furniture Shop/Store, Repair Garage, a Refrigeration/Electrical Shop and an Agricultural Store.

Puncteston being close by benefits a Church, Chapel, a former Public House and a Primary School.

The County and Market Town of Haverfordwest is some 11 miles or so south 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, Take Aways, Art Galleries, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Library, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town of Fishguard is some 7 miles or so north and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The North West Pembrokeshire Coastline at Abercastle is within 8 miles or so and also within easy reach are the other well known sandy beaches and coves at Abermawr, Aberbach, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Pwllcrochan, The Parrog, Goodwick, Pwllgwaelod, Cwm yr Eglwys and Newport Sands.

The Land and Buildings concerned front onto the Little Newcastle to Trecwn Council Maintained District Road and are within 300 yards or so of the centre of the village and the Village Green.

DIRECTIONS

From Fishguard, take the Main A40 Road south for some 5 miles and in the village of Letterston, take the turning on the left, signposted to Puncteston and Little Newcastle. Continue on this road for half a mile or so and follow the road to the left and then immediately to your right. Proceed on this road for approximately 2 miles and in the village of Little Newcastle proceed past The Swan Inn Public House and take the next turning on the left. Continue on this road for 250 yards or so and the Land concerned together with Castle Pride Kennels and the

Agricultural Buildings are situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

The Land in total extends to 18.80 Acres or thereabouts which includes a good range of Agricultural Buildings (known as The Meadows) together with Castle Pride Kennels. The Property will be offered "For Sale" in 2 Lots as follows:-

Lot 1



Castle Pride Kennels and 4.60 Acres Pasture Land



The Kennels are accessed off the Little Newcastle to Trecwn Council Road via a gated entrance and tarmacadamed drive. There is a concreted Yard directly to the fore of The Kennels which includes a:-

Kennel Block

47'6" x 22'6" (14.48m x 6.86m)

Of concrete block construction with box profile cladding and roof. It has:-

11 Kennels



each measuring 17'0" x 4'0" (each measuring 5.18m x 1.22m)
together with sleeping area each measuring 4'0" x 4'0" (1.22m x 1.22m).

There is a second Kennel Block.

Kennel Block 2



25'0" x 21'0" (7.62m x 6.40m)
Of cavity concrete block construction with a pitched box profile roof. It has:-

9 Kennels

each measuring 10'0" x 4'0" (each measuring 3.05m x 1.22m)
Adjoining is an:-

Office/Reception Room

14'6" x 8'6" (4.42m x 2.59m)
With a uPVC entrance door, ceramic tile floor, window and door to:-

Feed Room

10'6" x 8'6" (3.20m x 2.59m)
With window.

Kennel Block 3



25'0" (average) x 10'0" (7.62m (average) x 3.05m)
Of concrete block construction with a box profile roof. It has:-

5 Kennels

with 4 Kennels measuring 10'0" x 4'0" and one Kennel measuring 10'0" x 9'6" (average). Each Kennel has a sleeping area. There is a fenced concreted run directly to the fore of the 5 Kennels.

Adjacent to the Kennel Block is some 4.44 Acres or thereabouts of Pasture Land in 2 Paddocks. The vendors will erect at their expense a Post and Wire Fence between points "A" and "B" on the Plan prior to Completion.

The boundaries of Castle Pride Kennels and the Land are edged in green on the attached Plan (Plan 1) to the Scale of 1/2500.

SERVICES

There are no Services connected to the Property but we understand that Mains Water and Electricity are available in the vicinity of the Trecwn to Little Newcastle Council Road and the nearby village of Little Newcastle.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Castle Pride Kennels and the Land extending to 4.60 Acres or thereabouts in total stand within a few hundred yards or so of the village of Little Newcastle. Castle Pride Kennels were Licensed up until 2019. Whilst being well suited as Kennels, they are equally well suited and could easily be adapted for other use including Stabling, a Small Livestock/Calf Rearing Unit or even a Carpenters/Joiners Workshop (subject to any necessary Change of Use and/or Planning Consents). Rarely do Properties of this nature appear on the Open Market and the opportunity to purchase should not be missed. Realistic Auction Price Guide.

Lot 2

14.20 Acres of Land & Buildings (The Meadows)



The Meadows is situated within 400 yards or so of the centre of the village and has frontage and access onto the Little Newcastle to Trecwn Council Maintained District Road.

There are a good range of Agricultural buildings as follows:-

Silage/Hay Shed



45'0" x 24'0" (13.72m x 7.32m)

Of steel stanchion and concrete block construction with corrugated iron cladding and a corrugated cement fibre roof. It also has a concreted floor.

Multipurpose Shed



75'0" x 18'0" (22.86m x 5.49m)

Of steel stanchion and concrete block construction with corrugated iron cladding and a corrugated iron roof. This Building also has a concreted floor.

Stable

46'0" x 18'0" (14.02m x 5.49m)

Of steel stanchion and concrete block construction with corrugated iron cladding and a corrugated iron roof. It has:-

4 Stables



each measuring 12'0" x 12'0" (each measuring 3.66m x 3.66m)

With concreted floors.

Lean-to Livestock Building



23'0" x 11'9" (7.01m x 3.58m)

(approx). Of timber and corrugated block construction with a corrugated iron roof.

The Land in total extends to 14.20 Acres or thereabouts of which there is approximately 8½ Acres or thereabouts of gently sloping Pasture Land in 2 enclosures together with 5 ½ Acres or thereabouts of gently sloping Rough Grazing/Scrub/Amenity Land. The Land is bisected by a Natural Water Supply/Stream as well as having a Natural Water Supply/Stream on the eastern boundary. The vendors at their own expense will erect a Post and Wire Fence between points "A" and "B" on the Plan prior to Completion.

The boundaries of The Meadows are edged in red on the attached Plan (Plan 2) to the Scale of 1/2500 and are set out in the:-

Schedule of Areas

SCHEDULE OF AREAS	
O.S. NO	ACREAGE
Pt 0736	2.68 Est
2142	5.85
3245	5.67
	TOTAL 14.20 Acres

SERVICES

Mains Water (metered supply) connected to the Buildings. The Land benefits from Natural Water via Streams. Mains Electricity available in the vicinity of the Land and the Little Newcastle to Trecwn Council Road, but not connected to the Property.

TENURE

Freehold with Vacant Possession upon Completion.

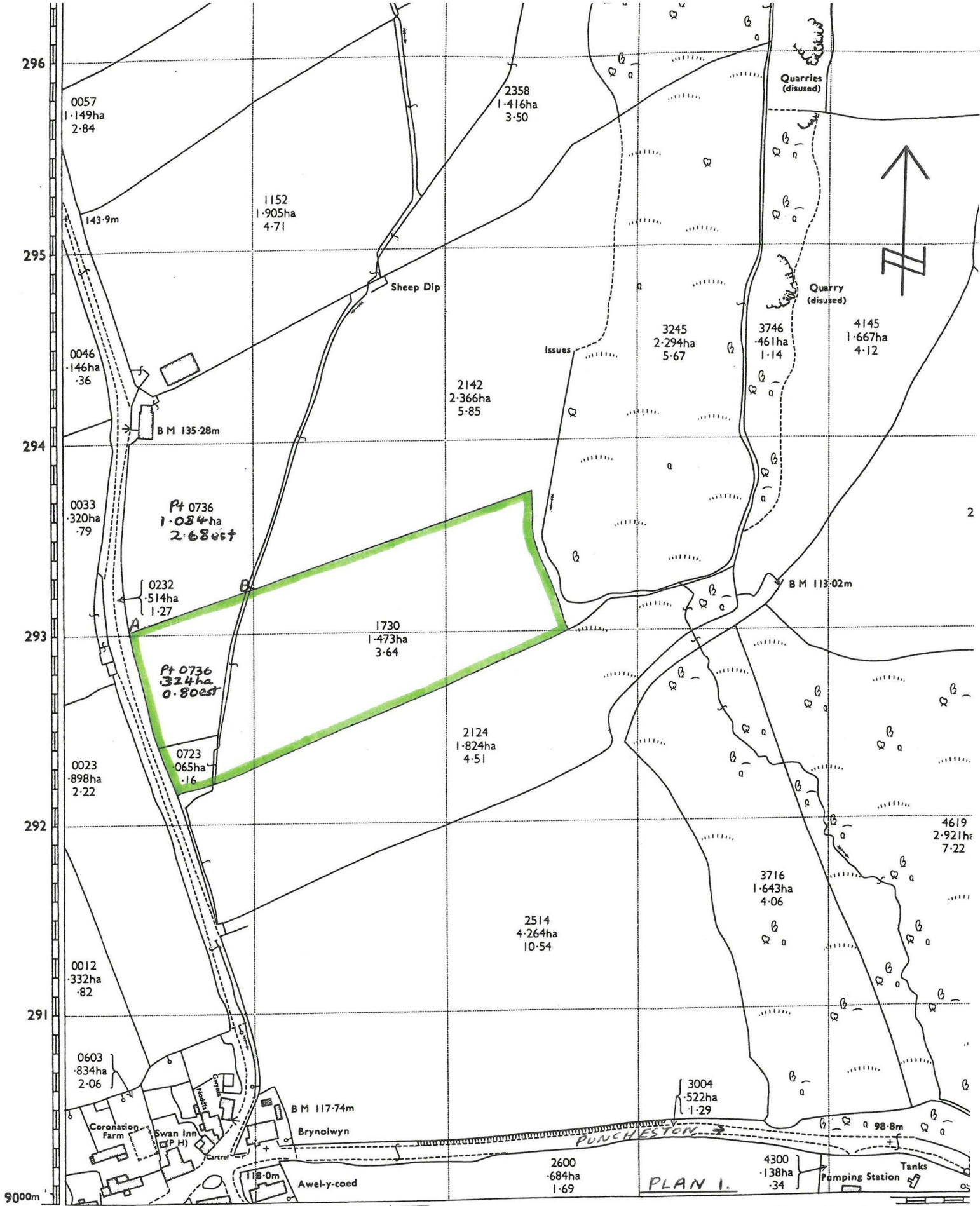
REGISTERED HOLDING

The Meadows is a Registered Agricultural Holding - Number 55/483/0054

REMARKS

Rarely do Agricultural Buildings and Land appear on the Open Market and the opportunity to purchase should not be missed. There is a good range of Agricultural Buildings which are suitable for Livestock Rearing, Stabling, Storage or the like (subject to any necessary Change of Use and/or Planning Consents). Access to the Buildings is directly off the Little Newcastle to Trecwn Council Road. Adjoining the Buildings (The Meadows) is some 14 Acres or thereabouts of Pasture Land and Rough Grazing/Scrub/Amenity Land. Of the total acreage, there is approximately 8 ½ Acres or thereabouts of gently sloping Pasture Land which is bisected by a stream and beyond and on the eastern boundary is a block of Rough Grazing/Scrub/Amenity Land which extends to 5.67 Acres or thereabouts which is bounded by a stream on the eastern boundary. The Pasture Land is in good heart and is offered "For Sale" with Vacant Possession in early October. Rarely do Blocks of Agricultural Land with a good range of Buildings appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised. Realistic Auction Price Guide.





Little Newcastle 981
(Castell-newydd-bach)

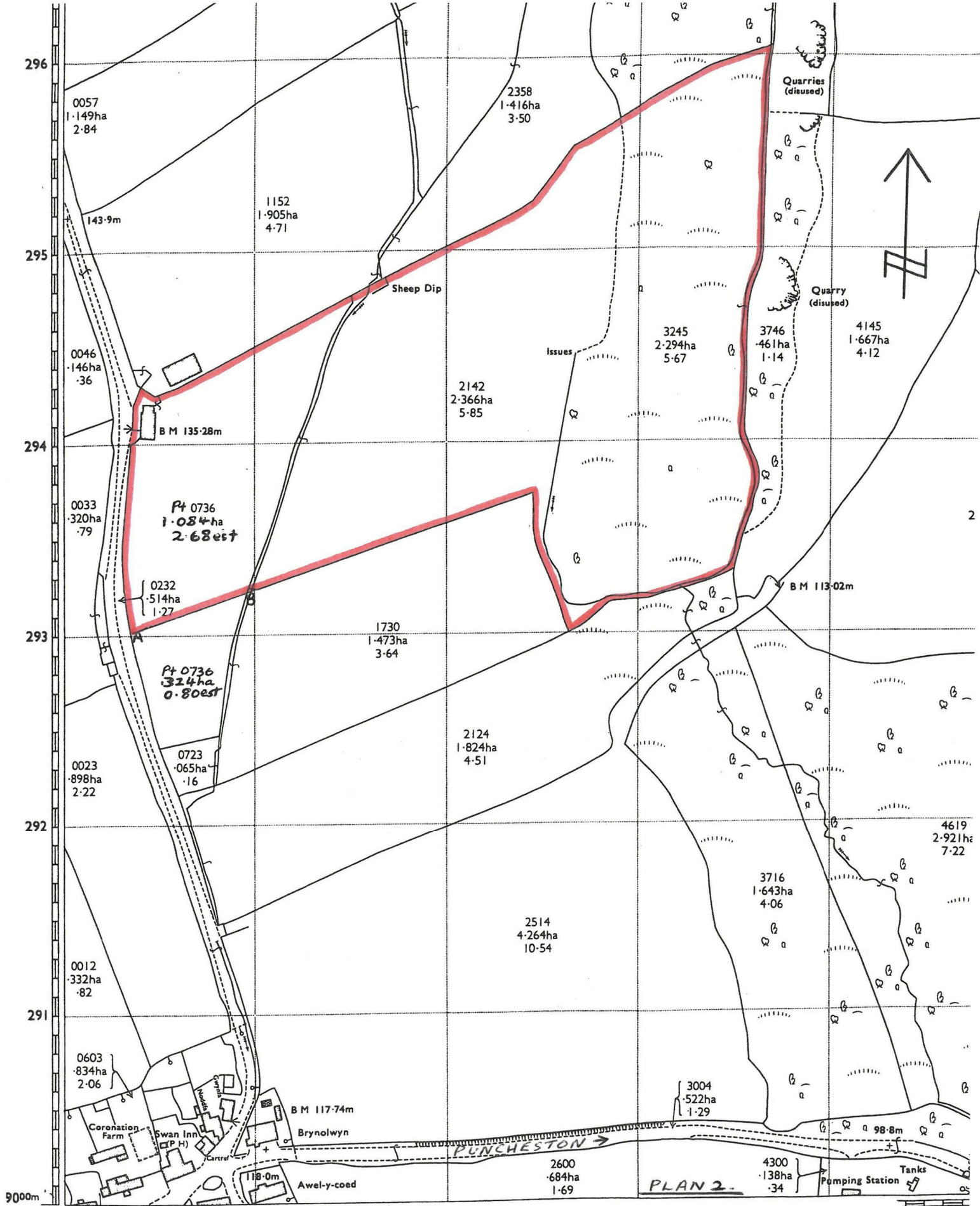
**Castle Pride Kennels and 4.60 Acres or thereabouts
of Pasture Land, Little Newcastle, Haverfordwest,
Pembs**

Made and published by the Director General of the Ordnance Survey, South

**Scale 1/2500
Plan for Identification Purposes Only.**

COMPILATION DAT.

METRES 30 20 10 0



Little Newcastle 981
(Castell-newydd-bach)

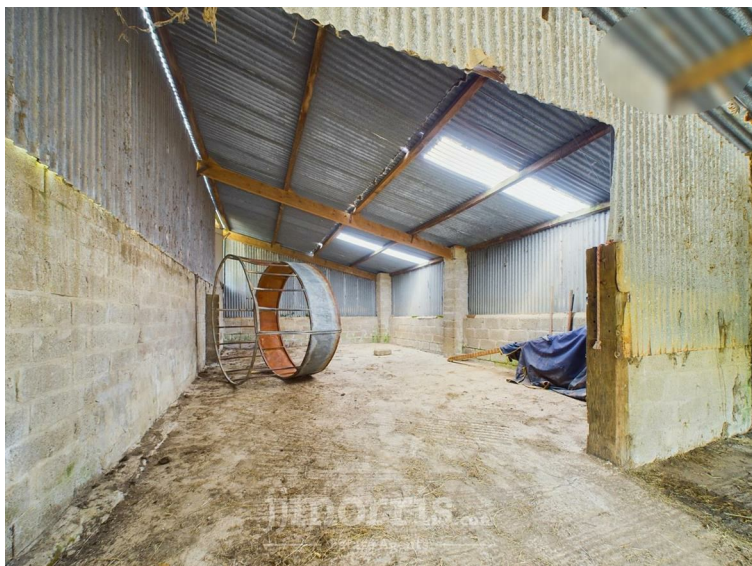
Agricultural Buildings and 14.20 Acres or thereabouts of Agricultural Land (known as The Meadows), Little Newcastle, Haverfordwest, Pembrokeshire

Made and published by the Director General of the Ordnance Survey, Southampton

Scale 1/2500
Plan for Identification Purposes Only

COMPILATION DATA

METRES 30 20 10 0



Area Map



Council Tax Band - Exempt

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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