



109.17 Acres of Agricultural Land being part of Rhoslan Farm, Hayscastle, Haverfordwest, Pembrokeshire, SA62 5QG

**Prices from £340,000**

Price Guides - Lot 1 from £560,000. Lot 2 - from £340,000

Fronting the Hayscastle Cross to Rhyndaston Council Maintained District Road, a valuable Block of Agricultural Land which extends to 109.17 Acres or thereabouts in total of which the majority is down to

Clean Level Lying and Gently Sloping Pasture Land with the remainder being Second Quality Land and Rough Grazing Land which is bounded by a stream. The Land is either level lying or gently sloping with a south easterly aspect and is in the main is Sheep Fenced. It benefits from a natural water supply although Mains Water is available in the vicinity of Hayscastle Cross and adjacent properties.

It is offered 'For Sale' in 2 Lots as follows:-

Lot 1 - 70.1358 Acres of Agricultural Land - Price Guide from £560,000

Lot 2 - 37.82 Acres Agricultural Land - Price Guide from £340,000

## SITUATION

The Land concerned extends to 109.17 Acres or thereabouts and is situated within a third of a mile or so of the centre of the village of Hayscastle Cross.

Hayscastle Cross is bisected by the B4330 Haverfordwest to Croesgoch Road and is some 8 miles or so north west of the County and Market Town of Haverfordwest. The village has a number of Dwellings and a Public House.

The other well known village of Hayscastle is within a mile and a half or so and within 6 miles or so north west is the larger village of Croesgoch which has the benefit of a Primary School, Chapel, Public House/Post Office, a Repair Garage, Art Gallery and an Agricultural Store.

The other well known village of Letterston is within 4 miles or so and has the benefit of a Primary School, Public House/Restaurant, a Fish and Chip Shop Restaurant/Take-Away, a Petrol Filling Station/Store, a Church, Chapel, a Minik Market, Repair Garage, a Memorial/Community Hall, Butchers Shop/Post Office and a Charity Furniture Store.

The County and Market Town of Haverfordwest is within easy car driving distance 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, Petrol Filling Stations, Repair Garages, a Library, Post Office, a Further Education College, Supermarkets, The County Council Offices and The County Hospital at Withybush.

There are Livestock Markets at Whitland (within 22 miles or so) and Carmarthen (within 38 miles or so).

The North West Pembrokeshire Coastline at Porthgain is within 7 miles or so and also within easy reach are the other well known sandy beaches and coves on the north west Pembrokeshire Coastline Aber Felin, Abercastle, Abermawr, Aberbach, Traeth Llyfn, Abereiddy and on the north west and west Pembrokeshire Coastline at Whitesands Bay, Porthclais, Caerfai, Solva, Newgale, Broad Haven and Little Haven.

The other well known Market Town of Fishguard is some 10 miles or so north east whilst the Cathedral City of St Davids is some 9 miles or so south west.

## DIRECTIONS

From Haverfordwest, take the B4330 Road north west for some 8 miles or so and in the village of Hayscastle Cross, take the turning on left of the crossroads in the direction of Rhyndaston. Continue on this road for a third of a mile or so and the Land concerned is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Alternatively from Fishguard, take the Main A40 Road south for some 5 miles passing through the village of Letterston and a third of a mile or so further on, take the turning on the right, signposted to Welsh Hook. Continue on this road for in excess of a mile or so and upon reaching the "T" junction, turn right and proceed through the hamlet of Welsh Hook and continue on this road for approximately 2 miles or so and upon reaching Hayscastle Cross and the crossroads with the B4330 Haverfordwest to Croesgoch Road, proceed straight across in the direction of Roch. Continue on this road for a third of a mile or so and the Land concerned is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## DESCRIPTION

The Land concerned is part of Rhoslan Farm and in total extends to 109.17 Acres or thereabouts. The Property will be offered "For Sale" by Private Treaty in 2 Lots as follows:-

### Lot 1



71.35 Acres of Agricultural Land which includes 45 Acres or thereabouts of predominantly clean, gently sloping Pasture Land with a southerly aspect. There are 3 enclosures which total 27 Acres or thereabouts of excellent quality, gently sloping Pasture Land, which have 3 field gate accesses onto the Council Road. Beyond is some 44 Acres or thereabouts of Pasture, Rough Grazing, Scrub and Amenity Land of which there is approximately 20 Acres of clean Pasture Land, whilst the remainder is Rough Grazing, Scrub and Amenity Land. There is a good natural water supply on the southern boundary and is in the main sheep fenced.

The boundaries of Lot 1 are edged in red on the attached Plan (Plan 1) to the Scale of 1/2500.

Adjoining Lot 1 is:-

### Lot 2

37.82 Acres or thereabouts of Agricultural Land. The Land concerned has frontage onto the Hayscastle Cross to Roch Council Maintained District Road and has a field gate access into O.S. No. 9998. Of the total acreage, there is in excess of 20 Acres of clean Pasture Land which is either level lying or gently sloping with a southerly aspect whilst

the remaining 18 Acres or thereabouts is Rough Grazing/Amenity Land. The Land in the main is sheep fenced and has the benefit of a natural water supply on the southern boundary.

The boundaries of Lot 2 are edged in green on the attached Plan (Plan 2) to the Scale of 1/2500.



### SERVICES

There are no Services connected to the Land but we understand that Mains Water is available in the vicinity of adjacent properties in Hayscastle Cross and the Council Maintained Road leading from Hayscastle Cross in the direction of Roch.

### TENURE

Freehold with Vacant Possession upon Completion.

### REMARKS

Rarely do block of Agricultural Land become available in this area and the opportunity to purchase should not be missed. In total, there is 109.17 Acres or thereabouts of Agricultural Land of which there is approximately 65 Acres of clean Pasture/Arable Land whilst the remaining 44 Acres or thereabouts can only be considered as Rough Grazing, Amenity and Scrub Land which is affected by Reeds. It is being offered "For Sale" in 2 Lots as follows:-

- Lot 1 - 71.35 Acres of Agricultural Land
- Lot 2 - 37.82 Acres of Agricultural Land.

Offers will be considered for the Land as 2 individual Lots or as an entity, i.e. 109.17 Acres. The Land is being offered "For Sale" in 2 Lots with realistic Price Guides and early inspection is strongly advised.

### Lot 2



### Lot 2



### Lot 1 and 2

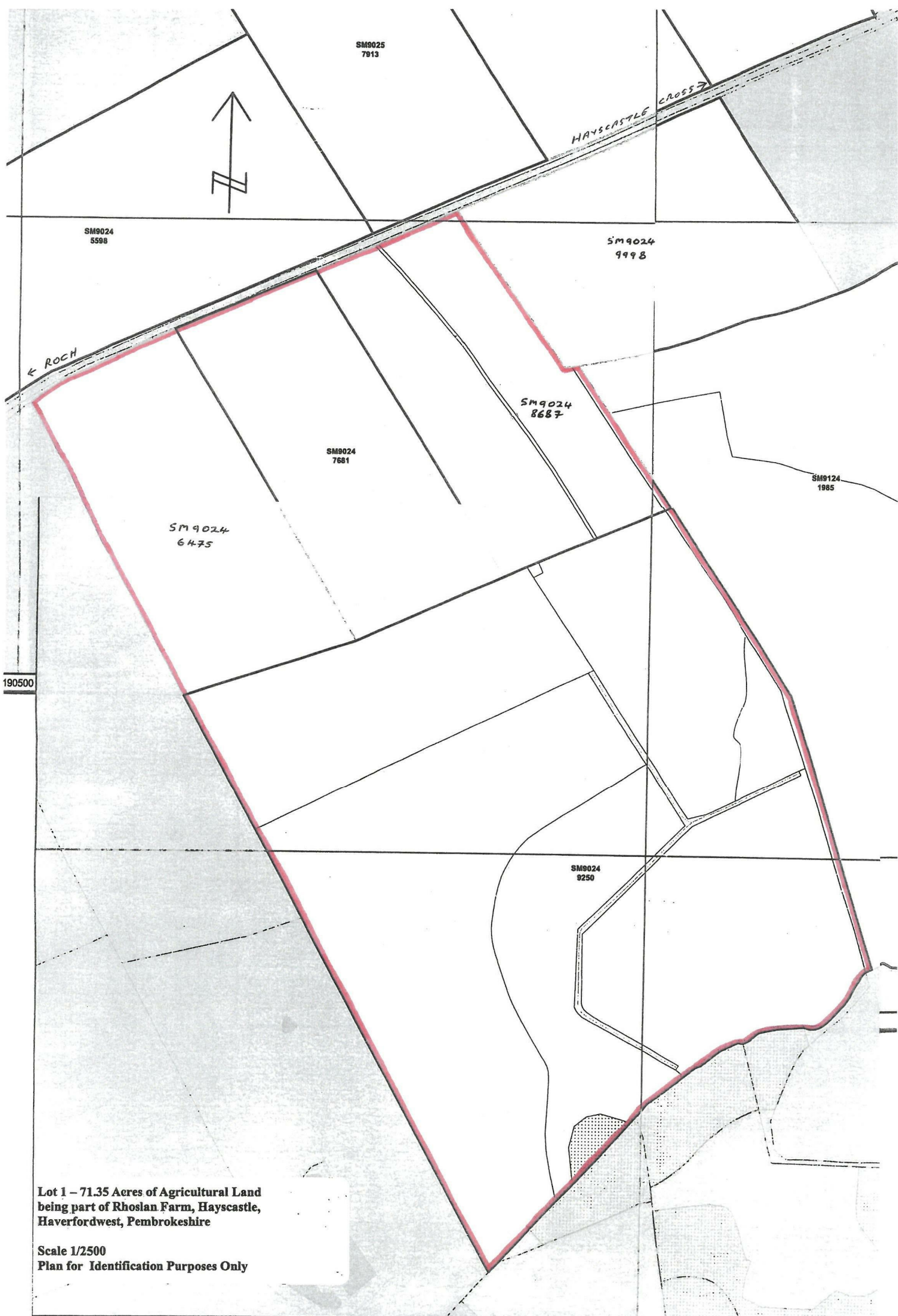


### Lot 2



### Lot 1





SM9025  
7913

SM9024  
5598

SM9024  
9998

← ROCH

SM9024  
8687

SM9024  
7681

SM9024  
6475

SM9124  
1985

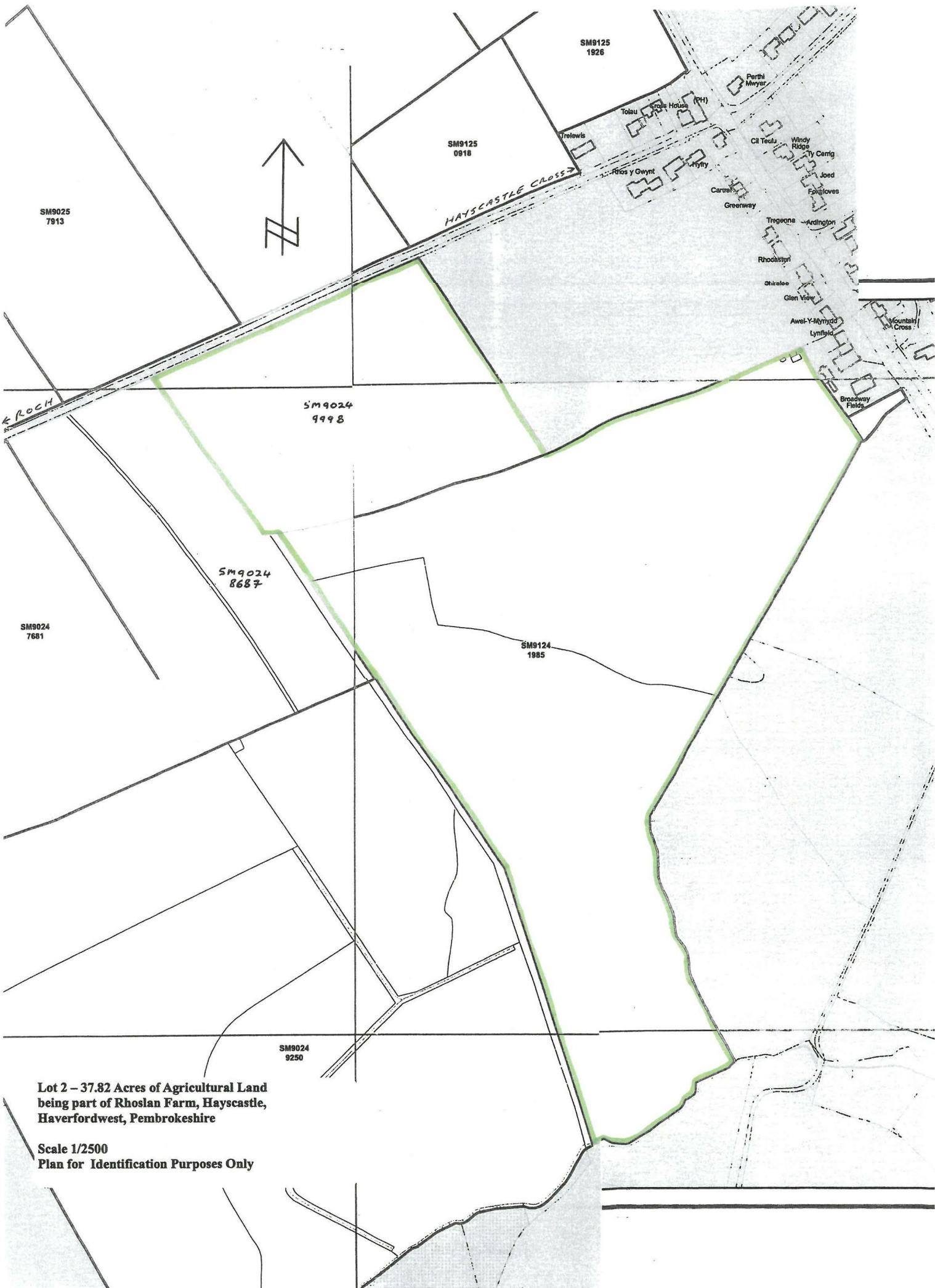
190500

SM9024  
9250

Lot 1 - 71.35 Acres of Agricultural Land  
being part of Rhoslan Farm, Hayscastle,  
Haverfordwest, Pembrokeshire

Scale 1/2500

Plan for Identification Purposes Only




**Lot 2 – 37.82 Acres of Agricultural Land  
 being part of Rhoslan Farm, Hayscastle,  
 Haverfordwest, Pembrokeshire**

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

Area Map



Energy Efficiency Graph

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

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