



Outbuildings and 19.09 Acres of Agricultural Land at, Little Newcastle, Haverfordwest, Pembrokeshire, SA62 5TD

Price Guide £165,000

- * The Outbuildings and Agricultural Land concerned extend to 19.09 Acres or thereabouts and is in One Block.
- * The Land has frontage onto the Little Newcastle to Trecwn Council Maintained District Road and is within a Third of a mile or so of the village of Little Newcastle.
- * There is a Field Gate Access to the Land off the Council Road together with a range of Agricultural Buildings including a Hay Shed 30'0" x 18'0" approx and 2 adjoining Lean-to Sheds each measuring 30'0" x 20'0" approx.
- * Of the total acreage there is approximately 13 Acres of clean Pasture Land and 6 Acres or thereabouts of Scrub Land and Trees which is bounded and bisected by streams.
- * It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

SITUATION

The Land and Buildings concerned front onto the Little Newcastle to Trecwn Council Maintained District Road and are situated some 500 yards or so north of the village of Little Newcastle.

Little Newcastle is a popular, small rural village which stands in the heart of Pembrokeshire between the villages of Letterston (2.5 miles west) and Puncteston (1.5 miles east).

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

Within a mile or so of Little Newcastle is the larger village of Puncteston which has the benefit of a Church, 2 Chapels, a former Public House and a Primary School.

The other well known village of Letterston is within a short drive and has the benefit of a few Shops, a Butchers Shop/Post Office, Primary School, Church, a Chapel, Charity Furniture Store, a Fish & Chip Shop Restaurant/Take-Away, a Public House/Restaurant, Petrol Filling Station/Store, a Village/ Community Hall and an Agricultural Store.

The Market Town of Fishguard is some 8 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The County and Market Town of Haverfordwest is some 11 miles or so South West and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take Aways, Art Galleries, Supermarkets, a Post Office, Petrol Filling Stations, Repair Garages, a Library, Further Education College, Leisure Centre, 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. There are also good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff and London Paddington and the rest of the UK.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 7 ½ miles or so and also within easy reach are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

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 at the crossroads, signposted to Puncteston and

Little Newcastle. Proceed on this road for three quarters of a mile or so and follow the road to the left and then to the right and continue in the direction of Little Newcastle for a mile and a half or so and in the village of Little Newcastle (a short distance past The Swan Inn), take the turning on the left in the direction of Trecwn. Continue on this road for a third of a mile or so and the Land concerned is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

The Outbuildings and Agricultural Land concerned extends to 19.09 Acres or thereabouts and is in One Block. The Land has a frontage onto the Little Newcastle to Trecwn Council Road and has the benefit of a field gate access to the Land at or around point 'A' on the Plan.

There are a range of Buildings within 20 yards of the entrance gate which include a:-

Hay Shed



30'0" x 18'0" (9.14m x 5.49m)
(approx) of steel stanchion and concrete block construction with a corrugated iron cladding under a corrugated asbestos roof. Adjoining on the south western side is a:-

Lean-to Shed



30'0" x 20'0" (9.14m x 6.10m)
(approx) of steel stanchion and concrete block construction with corrugated iron cladding and corrugated asbestos roof. There is also a:-

Lean-to Shed



30'0" x 20'0" (9.14m x 6.10m)
Of steel stanchion and concrete block construction with corrugated iron cladding and a corrugated asbestos roof which adjoins the north eastern side of the Hay Shed.

Directly to the fore and side of the Buildings are hardstanding areas which allows for Agricultural Machinery/Vehicle Parking Space. The Buildings also have hardcore floors and are suitable for Agricultural, Equestrian or Storage purposes.

The Land

The Land lies adjacent to the Buildings and extends to 19.09 Acres or thereabouts of which there is approximately 12.93 Acres of clean, gently sloping Pasture Land with rocky outcrops which has a south easterly aspect and benefiting from natural water supplies. The clean Pasture Land perimeter boundary is Cattle fenced. Adjoining the

Pasture Land and adjacent to on the north eastern boundary is some 6.16 Acres of sloping Scrubland and Trees which is bounded and bisected by streams. The majority of this Land could easily be cleared to provide additional Pasture Land.

The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500 and are set out in the:-

Schedule of Areas

SCHEDULE OF AREAS	
OS NO	ACREAGE
0057 – Parc Ffynnon Fawr	2.87
1152 – Roft Cwm Ucha	4.71
2358 – Roft Canol	3.50
2169 – Parc Carreg Fawr	1.85
3365 – Lower Gwaun	2.78
2878 – Gwaun Ucha & Gwaun Ganol	3.38
TOTAL 19.09 Acres	

SERVICES

Mains Water (metered supply) is connected to the Property to a standpipe which is adjacent to the Buildings. Mains Electricity is available in the vicinity of the Little Newcastle to Trecwn Council Maintained District Road.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Rarely do blocks of Agricultural Land together with Outbuildings appear on the Open Market and the opportunity to purchase should not be missed. The Property is ideal for Agricultural or Equestrian purposes and of the total Acreage there is approximately 13 Acres or thereabouts of clean Pasture Land, whilst the remaining 6 Acres is Scrub Land and Trees which is bounded and bisected by streams. The Agricultural Buildings are ripe for Conversion to Stables or the like or alternatively they would be ideal for Commercial purposes i.e. Agricultural Machinery Workshop/Garage or as a Vehicle Repair Garage, a Joiners or Builders Workshop or the like (Subject to any necessary Change of Use and/or Planning Consents).

The Property is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.







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.

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