



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

Price Guide £315,000

Fronting the Hayscastle Cross to Rhyndaston Council Maintained District Road, a valuable block of Agricultural Land which extends to 27.11 Acres or thereabouts which is all down to Permanent Pasture. The Land is all clean and is level lying and has the benefit of Field Gate accesses onto the Hayscastle Cross to Rhynadston Council Road. It is in the main fenced and is available with immediate Vacant Possession.

Early inspection strongly advised.

Situation

The Land concerned extends to 27.11 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 some 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, Petrol Filling Station/Store, a Church, Chapel, a Mini-Market/General Store, 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 weekly 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 and West Pembrokeshire Coastline at Aberfelin, Abercastle, Abermawr, Aberbach, Traeth Llyfn, Abereiddy, 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 27.11 Acres or thereabouts. It comprises of 3 enclosures which are all level lying with Field Gate accesses onto the Hayscastle Cross to Rhyndaston Council road. It is all down to Permanent Pasture and is in excellent heart and is in the main fenced. The boundaries of the Land are edged in red on the attached Plan which is not to Scale.

Services

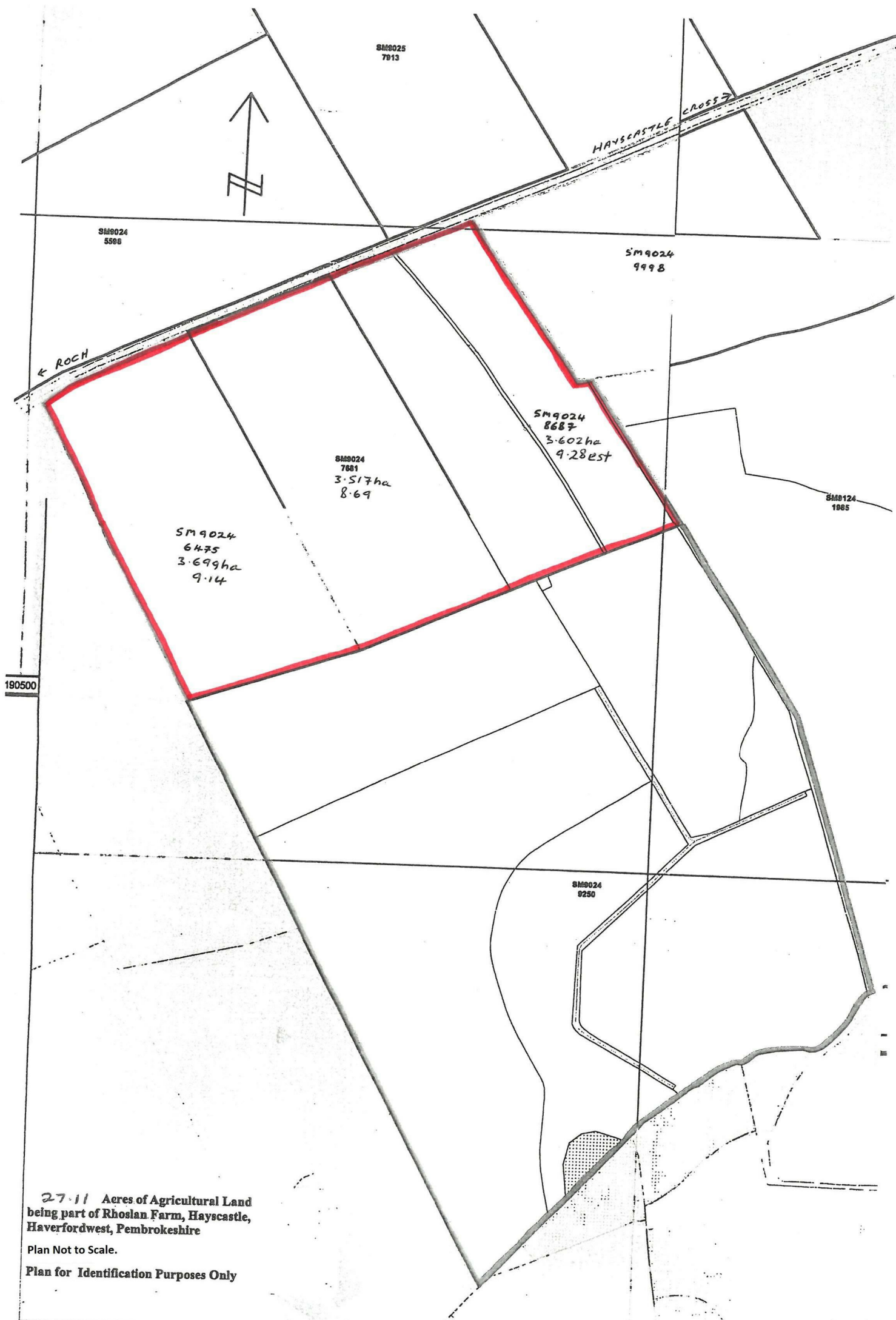
There are no Services connected to the Land, but we understand that Mains Water is available in the vicinity of adjacent properties in Hayscastle Cross and the Council Maintained Road leading from Hayscastle Cross in the direction of Roch.

Tenure

Freehold with Vacant Possession upon Completion.

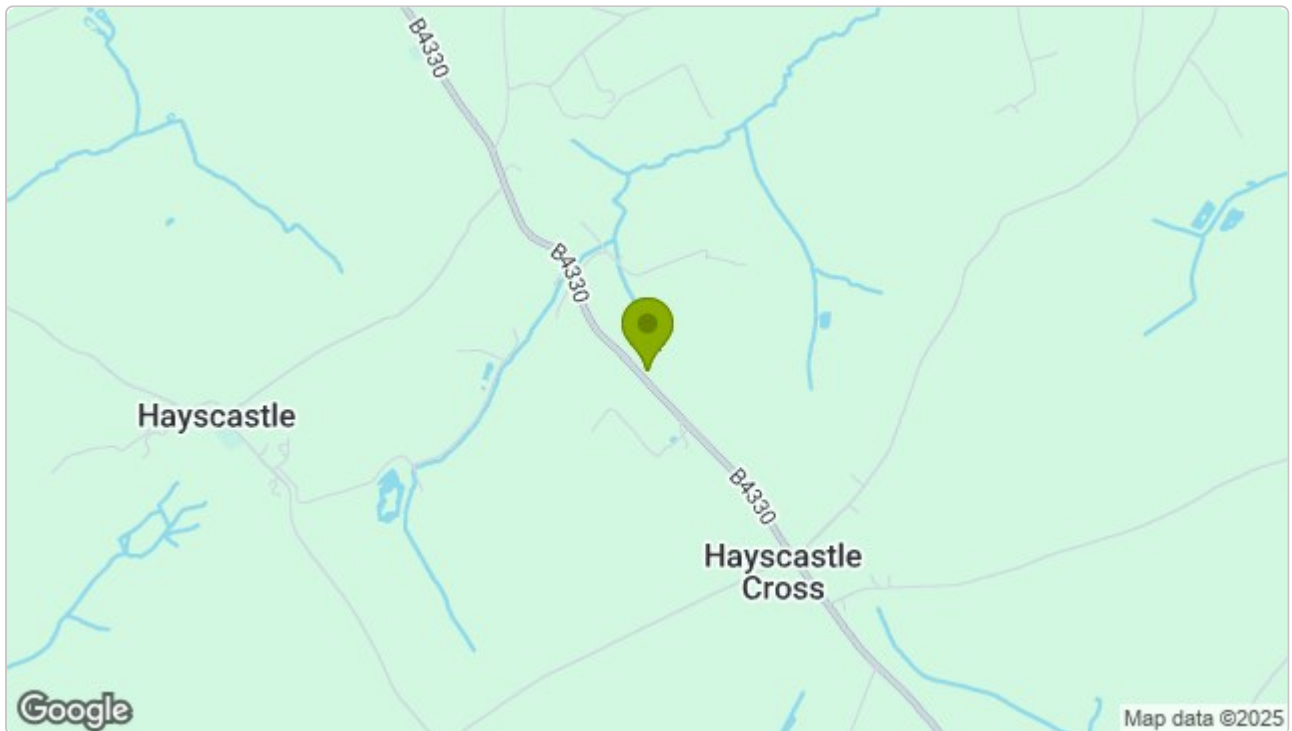
Remarks

Rarely do small blocks of Agricultural Land become available in this area and the opportunity to purchase should not be missed. The Land extends to 27 Acres or thereabouts in 3 enclosures and is all down to Permanent Pasture and in excellent heart. It 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.

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