



**32.34 Acres of Agricultural Land St. Davids Road, Letterston, Haverfordwest, Pembs, SA62 5SL**

**Price Guide £405,000**

\* PRICE GUIDE £405,000 i.e. CIRCA £12,500 PER ACRE.

- \* A valuable Block of Agricultural Land which extends to 32.34 Acres or thereabouts of clean, level lying and gently sloping (south facing) Pasture Land in excellent heart.
- \* The Land is accessed off the B4331 Letterston to Mathry Road between the Village Store and the former Evans & Williams Transport Yard.
- \* It is offered "For Sale" with immediate Vacant Possession and early inspection is strongly advised.



**SITUATION**

The Land concerned extends to 32.34 Acres or thereabouts and is accessed off the B4331 Letterston to Mathry Road between the Village Store and the former Evans & Williams Transport Yard.

Letterston is a popular village which stands between the Market Town of Fishguard (5 miles north) and the County and Market Town of Haverfordwest (10 miles south).

Letterston is a sizeable village and has the benefit of a good range of amenities and facilities including a few Shops, a Butcher’s Shop/Post Office, a Primary School, Church, Chapel, a Charity Furniture Store, Fish & Chip Shop Restaurant/Take-Away, Petrol Filling Station/Store, a Memorial/Community Hall and a Licensed Restaurant/Public House.

The well-known Market Town of Fishguard is close by 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 within a short drive and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, a Post Office, Repair Garages, a Further Education College, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Abercastle is within 5.5 miles or so and also close by are the other well-known sandy beaches and coves at Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Abermawr, Aberbach, Pwllcrochan, The Parrog, Pwllgwaelod, Cwm-yr-Eglwys, and Newport Sands.

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.

**DIRECTIONS**

From Fishguard, take the Main A40 Road south for some 5 miles and in the village of Letterston, take the turning on the right at the crossroads, signposted to Mathry and St Davids. Continue on this road for 400 yards or so and adjacent to The Village Store, there is a gated access between the Shop and the former Evans & Williams Transport Yard leading to the Land.

Alternatively, from Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston, take the turning on the left at the crossroads, signposted to Mathry and St Davids. Follow directions as above.

**DESCRIPTION**

The Land concerned extends to 32.34 Acres or thereabouts of predominantly clean, level lying and gently sloping Pasture Land with a southerly aspect.

The Land is in 6 Enclosures and is accessed off the B4331 Letterston to Mathry Road via a gateway between the Village Store and the former Evans & Williams Transport Yard. A 170 yard hardsurfaced lane leads into the Land which is all down to permanent Pasture.

The perimeter boundary of the Land is considered to be Cattle Fenced. There is a Field Gate Access to the Land at or around point "X" on the Plan.

The boundaries of the Land are edged in red on a copy of a Land Registry Title Plan (Title Number WA60 2934) which has been reduced from the Scale of 1/2500 (and is for identification purposes only) and are set out in the:-

**Schedule of Areas**

SCHEDULE OF AREAS	
O.S. No.	Acreage
0044	4.55
1138	1.79
1621	7.39
0020	5.07
0003	5.69
1800	7.85
	<b>TOTAL 32.34 ACRES</b>

**SERVICES**

There are no Services connected to the Land although we understand that Mains Water is available in the vicinity of St Davids Road, Letterston.

**TENURE**

Freehold with Vacant Possession upon Completion.

**REMARKS**

Rarely do good blocks of Agricultural Land become available in this area and the opportunity to purchase should not be missed. The Land is all down to permanent Pasture and is either level lying or gently sloping with a southerly aspect. The Land is in good heart and is a productive block of Pasture Land which is accessed off the B4331 St Davids Road, Letterston. The perimeter boundary of the Land is considered to be cattle fenced, but not sheep fenced. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

# WA602934

ORDNANCE SURVEY  
PLAN REFERENCE

SM9328/9428 SM9329/9429

Scale  
1/ 2500

COUNTY DYFED

DISTRICT PRESELI PEMBROKESHIRE

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ADMINISTRATIVE AREA PEMBROKESHIRE



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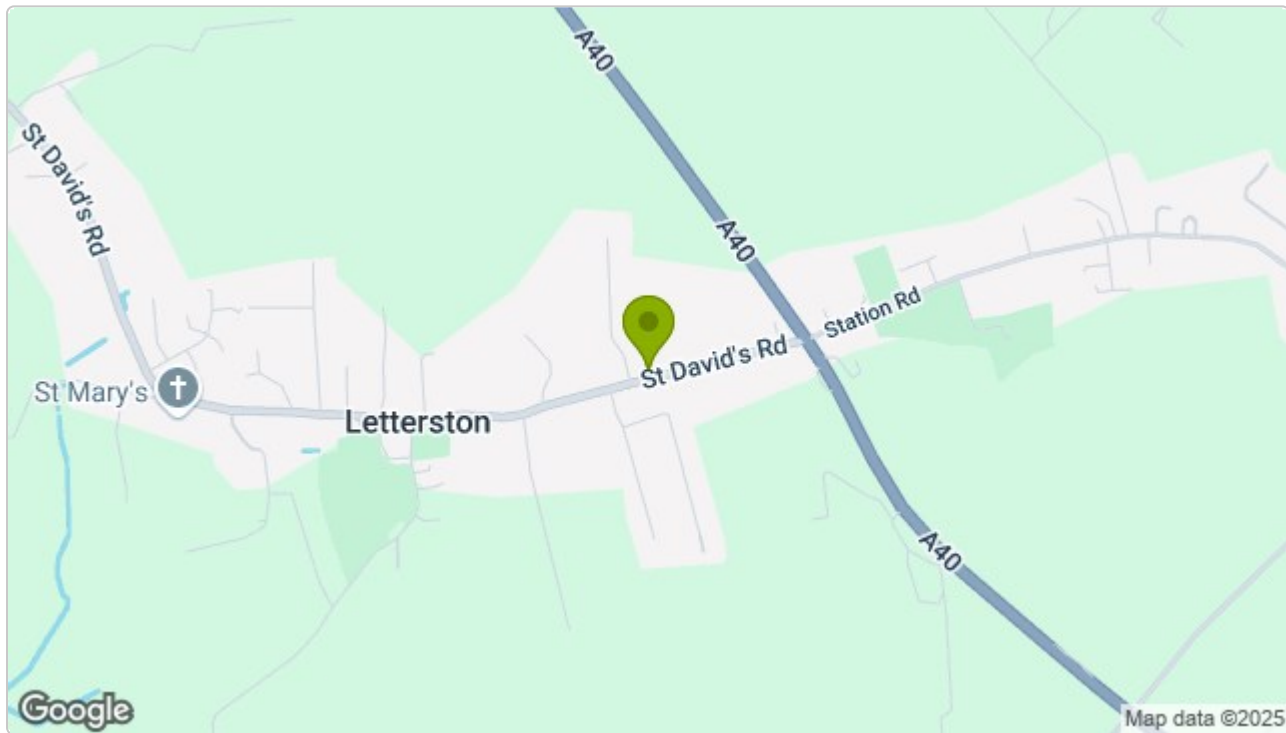
32.34 Acres or thereabouts of Agricultural Land  
(being formerly part of Court House),  
Letterston, Haverfordwest, Pems

Scale 1/2500  
Plan for Identification Purposes Only





## 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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