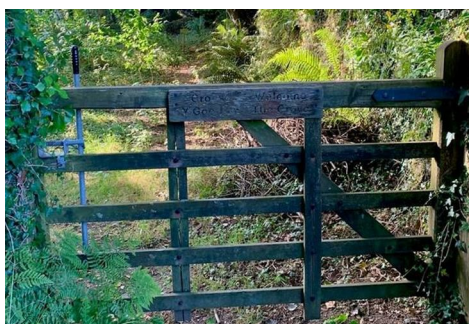




The Grove (Woodland) Cilgwyn Road, Newport, Pembrokeshire, SA42 0QJ

Auction Guide £25,000

FOR SALE BY ONLINE AUCTION ON WEDNESDAY 22nd OCTOBER, 2025 BETWEEN 12 NOON AND 2PM.

ONLINE AUCTION PRICE GUIDE £20,000 - £30,000

Located at the foot of Carningli Mountain just off Cilgwyn Road between Blaenffynnon and New England.

The Grove comprises of a small parcel of WoodLand which extends to a Quarter of an Acre or thereabouts. It stands inset off Cilgwyn Road and is within a mile or so of the Market Town of Newport. It comprises a gently sloping Parcel of Land which is predominantly a small Plantation with an abundance of Spring Bulbs together with a Freshwater Spring. There are 2 wooden seats on the Land, from where delightful west facing rural views can be enjoyed to Carningli Mountain. The Grove is completely unique which gives a prospective purchaser an opportunity to acquire a small parcel of Land at the foot of Carningli Mountain in the Pembrokeshire Coast National Park. It is offered "For Sale" with immediate Vacant Possession and early inspection is strongly advised.

Vendor's Solicitors - Eaton Evans & Morris, 12 High Street, Haverfordwest, Pembrokeshire, SA61 2DB. Telephone 01437 763383.

SITUATION

The Grove is situated within a mile or so of Newport Town Centre and is located between Blaenffynnon and New England on the eastern side of Cilgwyn Road

Newport is a popular Market Town which stands on The North Pembrokeshire Coastline between the Market Towns of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport has the benefit of several Shops, a Post Office, Library, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Memorial/Community Hall, Repair Garage, Tourist Information Centre, a Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within a mile and a half or so of the Property and also close by, are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, Supermarkets, a Further Education College and a newly built Day Hospital.

Fishguard being close by, has a good range of Shops together with a wide range of amenities and facilities.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 Road from Fishguard 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.

Newport stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

DIRECTIONS

From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, take the turning on the right (70 yards or so past The Golden Lion Public House) signposted to Cilgwyn and Cwm Gwaun/Gwaun Valley. Continue on this road for 350 yards or so and upon reaching the "T" junction with King Street, bear left in the direction of Cilgwyn. Proceed on this road for three

quarters of a mile or so and The Grove is situated on the left hand side of the road (a few hundred yards or so prior to the fork in the road at New England). A "For Sale" Board is erected on site.

Alternative from Cardigan, take the Main A487 Road south west for some 11 miles and on entering the Town of Newport, take the first turning on the left (signposted to Cilgwyn and Cwm Gwaun/Gwaun Valley). Follow directions as above.

DESCRIPTION

The Grove stands inset off Cilgwyn Road and is within a mile or so of the Market Town of Newport. The Grove comprises of a single enclosure which comprises of O.S. No. 753 and amounts to 0.246 Acres (a Quarter of an Acre) or thereabouts. The Grove is a gently sloping Plot of Land which is accessed via a pedestrian gate at or around point "A" on the Plan. Field OS No. 753 is predominantly a small parcel of Woodland with an abundance of Spring Bulbs together with a Fresh Water Spring (The Vendor has had the spring water tested which is considered to be safe to drink). There are 2 Wooden Seats on the Land from where delightful west facing views can be enjoyed to Carningli Mountain. On the southern side of Cilgwyn Road and directly opposite the entrance gate to The Grove is a Public Path which gives direct access onto Carningli Common which leads to Carningli Mountain. The boundaries of The Grove are edged in red on the attached Plan to the Scale of 1/2500.

N.B. The Grove is situated in a Rural Location and is outside the Residential Development Limits for Newport Town. On that basis, it is unlikely that Planning Consent would be granted for Residential Development on the Land concerned.

SERVICES

There are no Services connected to the Land, although we believe that Mains Water and Electricity are available in the vicinity of Cilgwyn Road and the two nearest properties, New England and Blaenffynnon.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

We are led to believe that a Pedestrian Access Right of Way exists in favour of the Property off Cilgwyn Road and point "A" on the Plan and as far as the gate at point "B" on the same Plan.

REMARKS

The Grove is a delightfully situated Plot of Land which is predominantly a small parcel of Woodland with an abundance of Spring Bulbs together with a Freshwater Spring. There are 2 wooden seats on the Land from where delightful west facing rural views can be enjoyed to Carningli Mountain. Rarely do Properties of this nature appear on the 'Open Market' and the opportunity to

purchase should not be missed. Realistic Online Auction Price Guide.

AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

HOW TO REGISTER AND BID

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

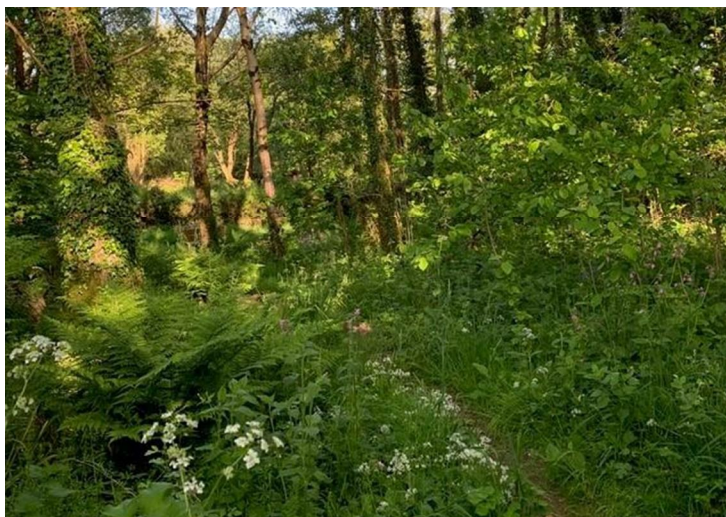
N.B. J.J. Morris will charge the Purchaser an Administration Fee of £1,000.00 plus VAT (i.e. £1,200.00) upon Exchange of Contracts and prior to Completion of the Sale. The Administration Charge is made in addition to the purchase price of the Property and in addition to the Purchasers own Legal Costs.

FOR SALE BY AUCTION

The Property is to be offered 'For Sale' by Online Auction on Wednesday, 22nd October, 2025 between 12 noon and 2.00 pm. You have to register via our Website to view the Legal Pack and to bid.

ADMINISTRATION CHARGE

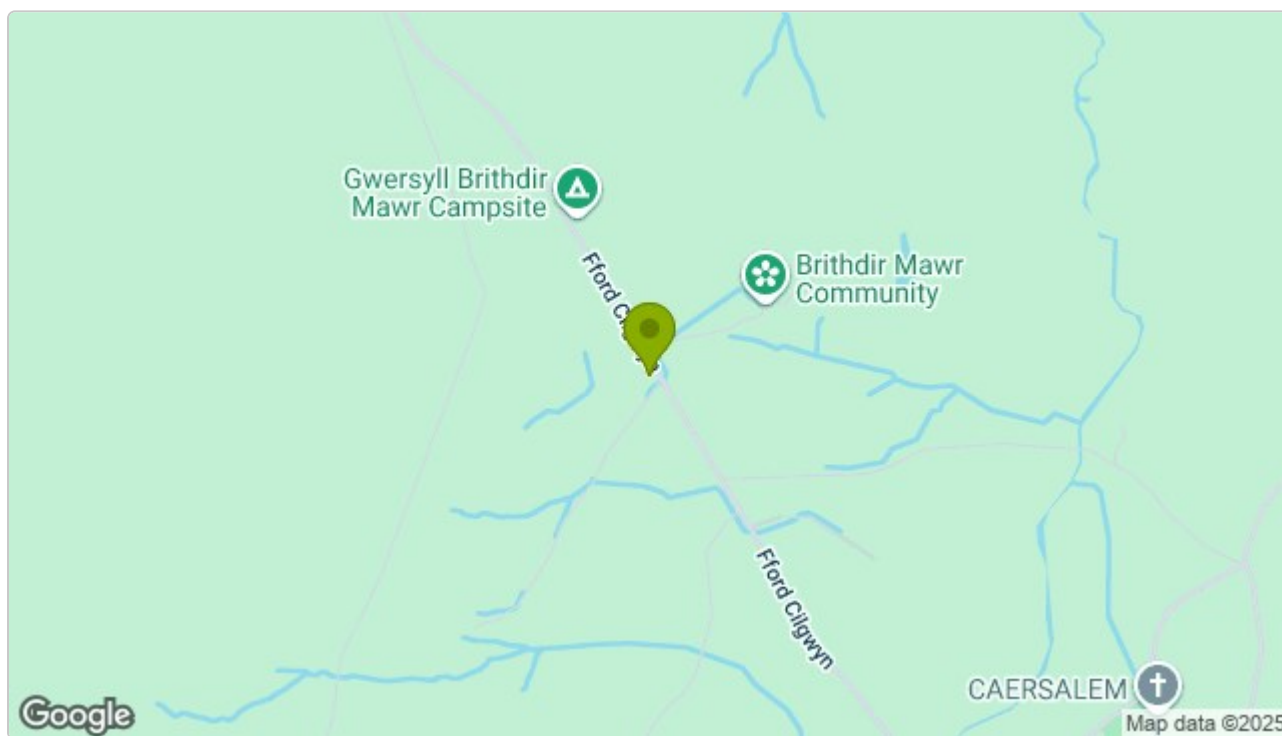
J.J. Morris will charge the Purchaser an Administration Fee of £1,000.00 plus VAT (i.e. £1,200.00) upon Exchange of Contracts and prior to Completion of the Sale. The Administration Charge is made in addition to the purchase price of the Property and in addition to the Purchasers own Legal Costs.







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