



Lot 2 Land at Nolton Haven , Haverfordwest, SA62 3NH

Offers In The Region Of £600,000

Approximately 49.79 parcel of highly productive agricultural land, together with an extensive range of buildings, in a delightful coastal setting.

NB: A further 61.57 acres plus coastal slope is available as lot 1.

SITUATION

The land and buildings are situated within 1/2 mile or so of the highly sought after coastal village of Nolton Haven, one of the more picturesque beach villages on the scenic Pembrokeshire coastline and being some 6 miles or so west of the Market Town of Haverfordwest.

Local services can be found in the nearby villages of Broad Haven, Roch and Simpson Cross and these include Primary Schools, Convenience Stores etc., although Haverfordwest, as the principal administrative centre for the area benefits from an extensive range of facilities and amenities.

Agriculturally this area is renowned as being an early block of highly productive, high yielding land, suitable for grazing or arable purposes with surrounding land use being a mix of arable and livestock farms. The area is also a very popular year round holiday destination with visitors continually attracted to the unspoilt coastline that forms Britain's only coastal National Park.

DIRECTIONS

The land is located at SA62 3NH

DESCRIPTION



Extending to 49.79 acres or thereabouts of productive arable and pasture land being mostly level and gently sloping, divided into easily worked enclosures, allowing for ease of management. The land is generally well fenced and well maintained with water connection to the fields.

The holding offers a variety of modern buildings typical of a progressive farmstead development, with a range of uses to include livestock housing, workshop, grain store and general storage, detailed below. All sheds on the holding benefit from water connection and only the hay shed does not have an electrical connection.

Plans of the land are attached for identification purposes only. Lot 1 is edged red and this parcel of land is edged blue.

HAY SHED 45 x 25 (13.72m x 7.62m)



Of steel frame under box profile roof construction with box profile cladding to two elevations and open otherwise.

LIVESTOCK SHED 90 x 65 / 75 x 65 (27.43m x 19.81m / 22.86m x 19.81m)



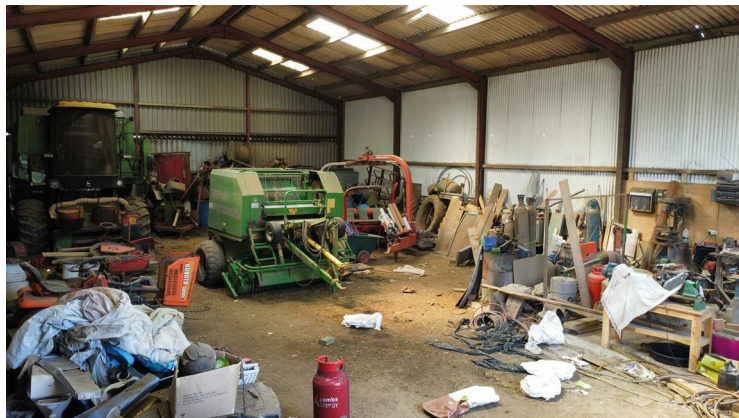
Large livestock shed of steel framed construction under a box profile roof and having timber board cladding to two elevations. The shed provides a large area suitable for all applications of agriculture, to include livestock housing and general storage.

LIVESTOCK SHED LEAN-TO 100 x 50 (30.48m x 15.24m)



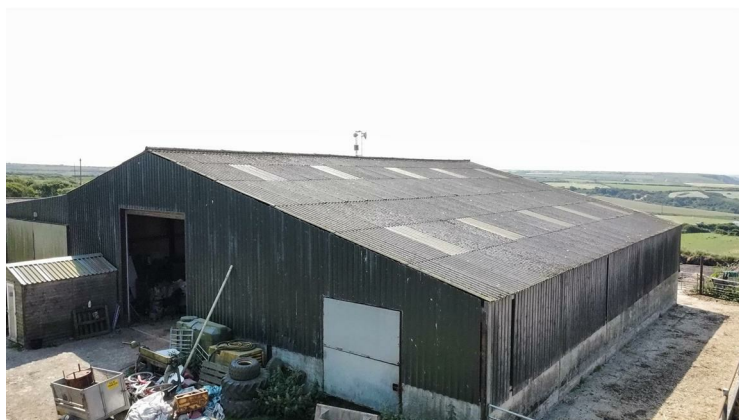
Large lean-to adjoining the rear of the livestock shed, being of steel framed construction and having a box profile roof and timber board cladding to three elevations.

WORKSHOP 75 x 40 (22.86m x 12.19m)



Being steel framed and with cement fibre roof and box profile cladding, having the benefit of concrete floor and being 16' to the eaves.

LOOSE HOUSING 1 75 x 25 (22.86m x 7.62m)



Adjacent to the workshop, of steel framed construction under a cement fibre roof having timber board cladding.

GRAIN STORE 55 x 50 (16.76m x 15.24m)

Adjacent to the workshop, having concrete floor and being of steel frame construction under a cement fibre roof.

LOOSE HOUSING 2 50 x 25-35 (15.24m x 7.62m-10.67m)



Being open fronted and with feed barriers to the front, of steel frame under a box profile roof.

CUBICLE SHED 50/60 x 45 (15.24m/18.29m x 13.72m)



With the benefit of 56 cubicles in a steel framed shed, under a cement fibre roof.

LOOSE HOUSING 3 90 x 30 (27.43m x 9.14m)

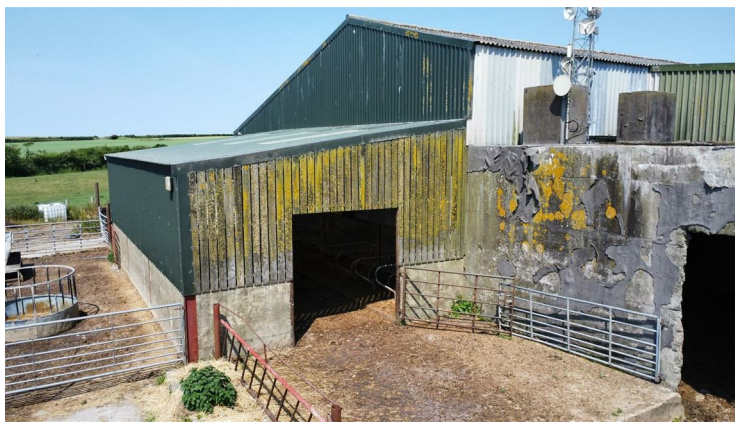


Steel framed shed with part concrete panel wall and timber cladding, being open fronted with cantilever roof giving access to feeding passage.

BUNKER 36 x 23 (10.97m x 7.01m)

Former WWII bunker used currently for cattle housing, suitable for general purpose applications.

CUBICLES 2 40 x 20 (12.19m x 6.10m)



With 22 cubicles in a steel framed shed under a box profile roof with box profile and part timber board cladding.

SCHEDULE

PARCEL	ACREAGE
1589	9.12
2164	1.61
0656	9.46
2148	2.22
0939	8.5
1018	10.68
2426	4.01
YARD	4.26
TOTAL	49.86

LOTTING

A further neighbouring parcel of land is being marketed as Lot 1 (approx. 83.52 acres) and is edged red on the attached plan together with a block of cliff land all enjoying a fantastic view.

Lot 2 extends to 49.79 acres or thereabouts and again is predominately level or gently sloping pasture land divided into easily worked enclosures and being ideally suited for arable purposes and including an extensive range of building.

SERVICES

Mains water is connected.

TENURE

Freehold with vacant possession upon completion. There are public rights of way over the land and some of the fields.

BASIC PAYMENT SCHEME

The land is registered for Basic Payment purposes but no basic payment will will be included with the sale.

LOCAL AUTHORITY

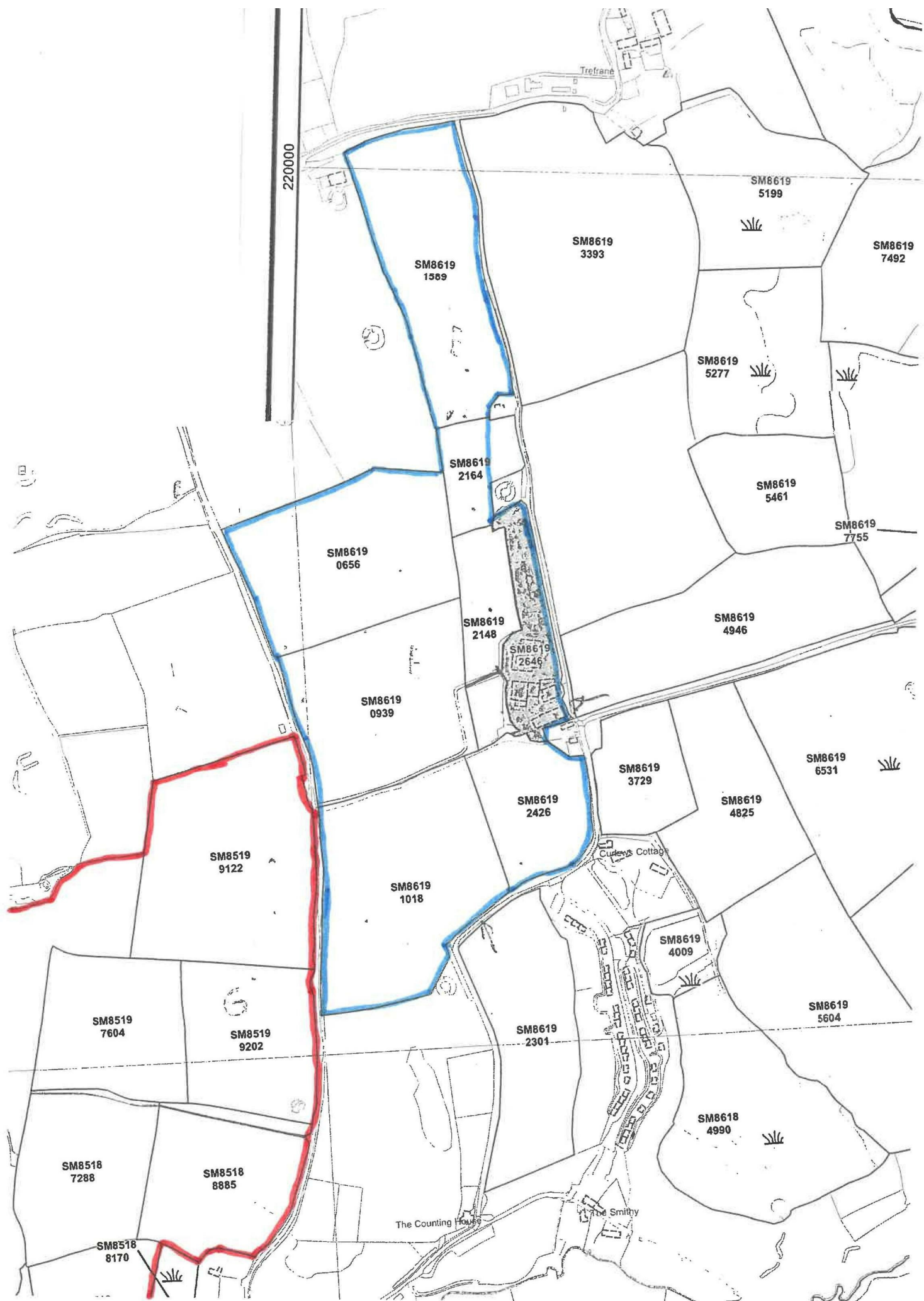
Pembrokeshire County Council, County Hall,
Haverfordwest, Pembrokeshire, SA62 1TP
TEL: 01437 764551

Pembrokeshire Coast National Park, National Park Office,
Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY

GENERAL REMARKS

This is an opportunity to purchase a highly productive parcel of land, suitable for pasture and arable purposes and including an extensive range of buildings all in a delightful coastal setting. The buildings provide cubicle and loose housing for suckler cows and store cattle, together with ample crop and machinery storage and are predominantly set around compacted stone yards and are easily managed. The land has been well farmed and is located in an area of land renowned for its capacity and quite possibly, given the extent of the land and buildings, it would be possible to obtain planning consent on the land for an agricultural tied bungalow or similar, but interested parties should make their own enquireis on this.

LAND PLAN - FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY



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