



**36 Acres or thereabouts of Land at Giltens Lane, Haverfordwest, SA62 3TX**

**£285,000**

Viewing: Strictly and only by prior appointment

A valuable parcel of agricultural land suitable for grazing or arable purposes.

Convenient location in the heart of the Pembrokeshire Countryside.

Within a few miles of the Coast and the popular villages of Broad Haven and Little Haven.

For sale as a whole or in small lots to suit purchasers requirements.

**MOTIVATED SELLER**

### Situation

This is a parcel of highly productive agricultural land occupying a convenient setting in the heart of the Pembrokeshire Countryside within a belt of highly regarded early land suitable for pasture or arable purposes and lying just outside the Pembrokeshire Coast National Park.

The land is within easy reach of the coastal villages of Broad Haven and Little Haven, with services within those villages being in easy reach.

The towns of Haverfordwest and Milford Haven which between them offer an extensive range of services are both within some 6 miles or so.

### Directions

A location plan is attached.

What 3 words - daffodils. impaled. enjoy

### Description

A plan of the land is attached, for identification purposes only.

The land extends to 36 acres or thereabouts in total, being all down to pasture at present but being relatively free-draining with a good depth of top-soil ensuring that this is a parcel of land suitable for arable use. The land is divided into several enclosure, that are all level and within a stock proof boundary. There is very little waste and the internal boundaries are reasonably well fenced and gated.

### Services

There are no services connected to the land. Natural water is available on the South East boundary.

### Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone 01437 764551

### Tenure

Freehold with vacant possession on completion.

The land is registered for Basic Payment purposes but no entitlements are included in the sale. The land enjoys a right of way over the lane leading to The Gilttons.

### General Remarks

This is an opportunity to acquire a highly productive parcel of land in a convenient setting within the heart of the Pembrokeshire Countryside and having the potential for pasture or arable use.

The land is located within a few miles of the popular coastal villages of Broad Haven and Little Haven and is located on the boundary of the Pembrokeshire Coast National Park and perhaps may offer the opportunity for an alternative amenity of tourist based use subject to the necessary consents being obtained.

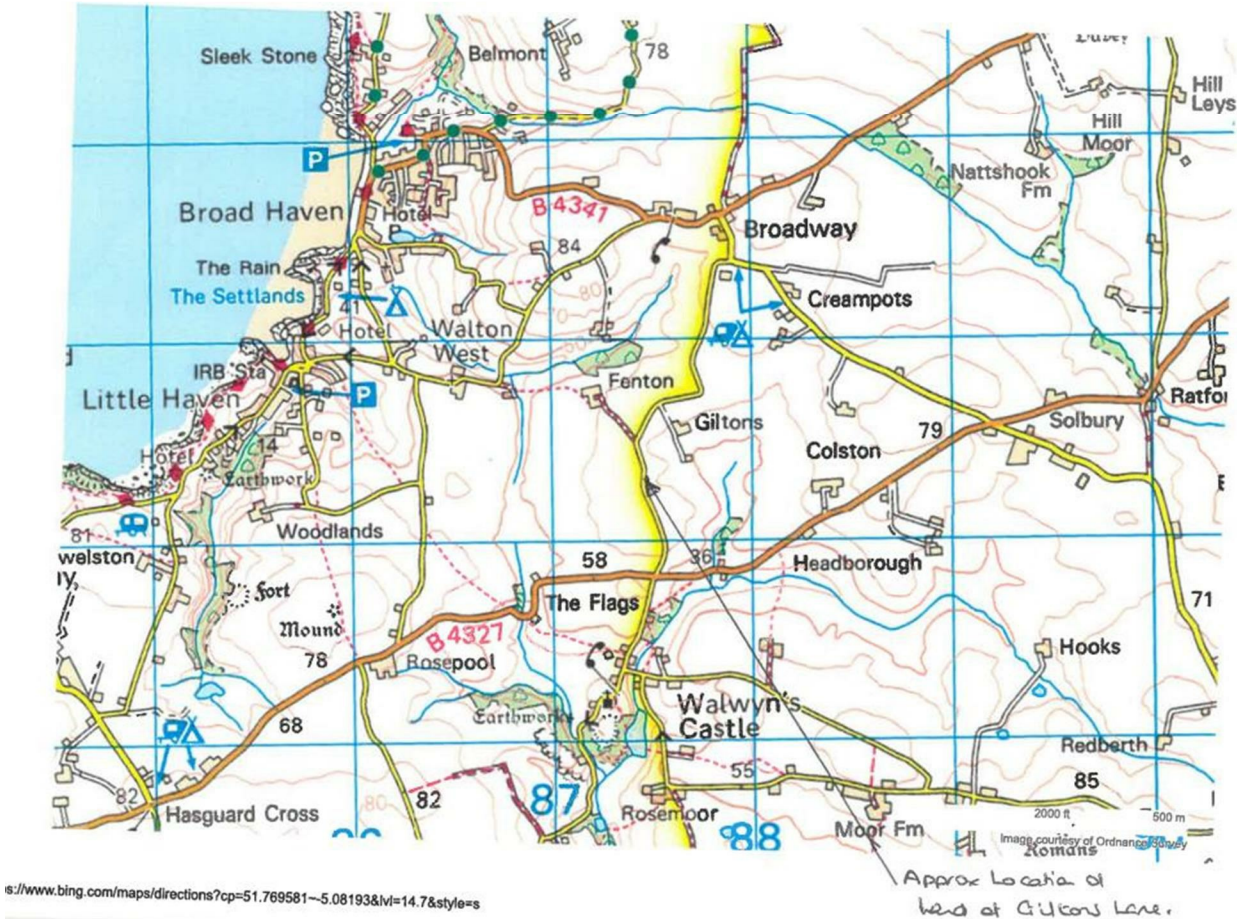
The vendors are highly motivated to achieve a sale and viewing is therefore recommended.



Area Map

30/05/2024, 16:15

Bing Maps - Directions, trip planning, traffic cameras & more



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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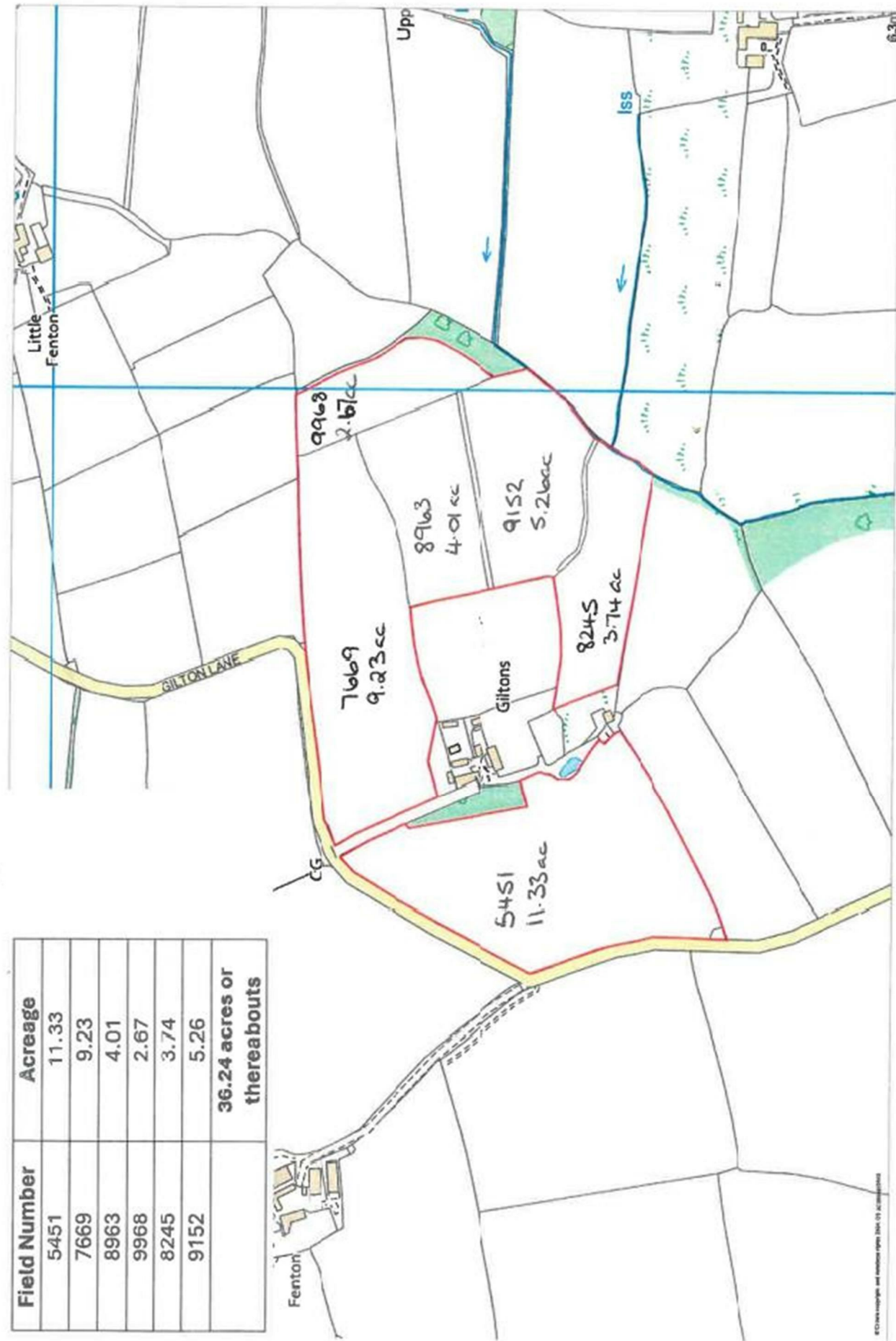
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# Land at Gilttons Lane, Little Haven-Schedule of Acreage.

Field Number	Acreage
5451	11.33
7669	9.23
8963	4.01
9968	2.67
8245	3.74
9152	5.26
	<b>36.24 acres or thereabouts</b>



LAND AT GILTTONS LANE  
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Printed Scale - 1:5000. Paper Size - A4

**Promap**  
LANDMARK INFORMATION