



## The Walled Garden Llawhaden, SA67 8HN

**Guide Price £80,000**

\* A rare opportunity to acquire a parcel of land in the popular village of Llawhaden and within easy reach of the A40.

\* Including an historic walled garden and a parcel of grazing land.

\* Potential for other amenity uses – subject to any necessary planning consents being obtained.

\* 5.37 acres or thereabouts in total.

\* Guide Price: £80,000 - £120,000

## SITUATION

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The Walled Garden is centrally located within the pleasant rural village of Llawhaden which lies in the heart of the coastal county of Pembrokeshire, being a couple of miles off the A40 and within easy reach of the towns of Narberth and Haverfordwest, which between them offer a wide range of facilities and amenities that cater for most requirements.

The land is located within an area of early and productive farmland.

## DESCRIPTION

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

The land extends in total to 5.37 acres or thereabouts and is accessed off the minor roadway that passes through the village, through a historic stone wall that is Listed.

The first part of the land now requires some clearance, and this opens into a pasture field. Again, this requires some pasture improvement but has the potential as a field for a pony paddock or other amenity use, subject to the necessary consents being obtained.

## SERVICES

There are no services connected to the land, but we would anticipate that they are within the village. Interested parties will need to make their own enquiries of the service providers.

## TENURE

Freehold with vacant possession upon completion. We understand that the wall to the roadside is a Listed Building. Further details are available from the selling agents offices.

## LOCAL AUTHORITY

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

## GENERAL REMARKS

The sale of the Walled Garden offers a rare opportunity to purchase a parcel of historic land within a popular village location, The land does now require some undergrowth clearance in order to realise its potential as pasture etc but could well be suitable for some form of amenity use, subject to the necessary consents being obtained. The village is located in the heart of the Pembrokeshire countryside and is readily accessible, being a few miles off the A40 with the towns of Narberth and Haverfordwest being within easy reach.

Viewing to appreciate the setting is highly recommended.

## HOW TO REGISTER TO BID

Please visit our website, [jjmorris.com](http://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.

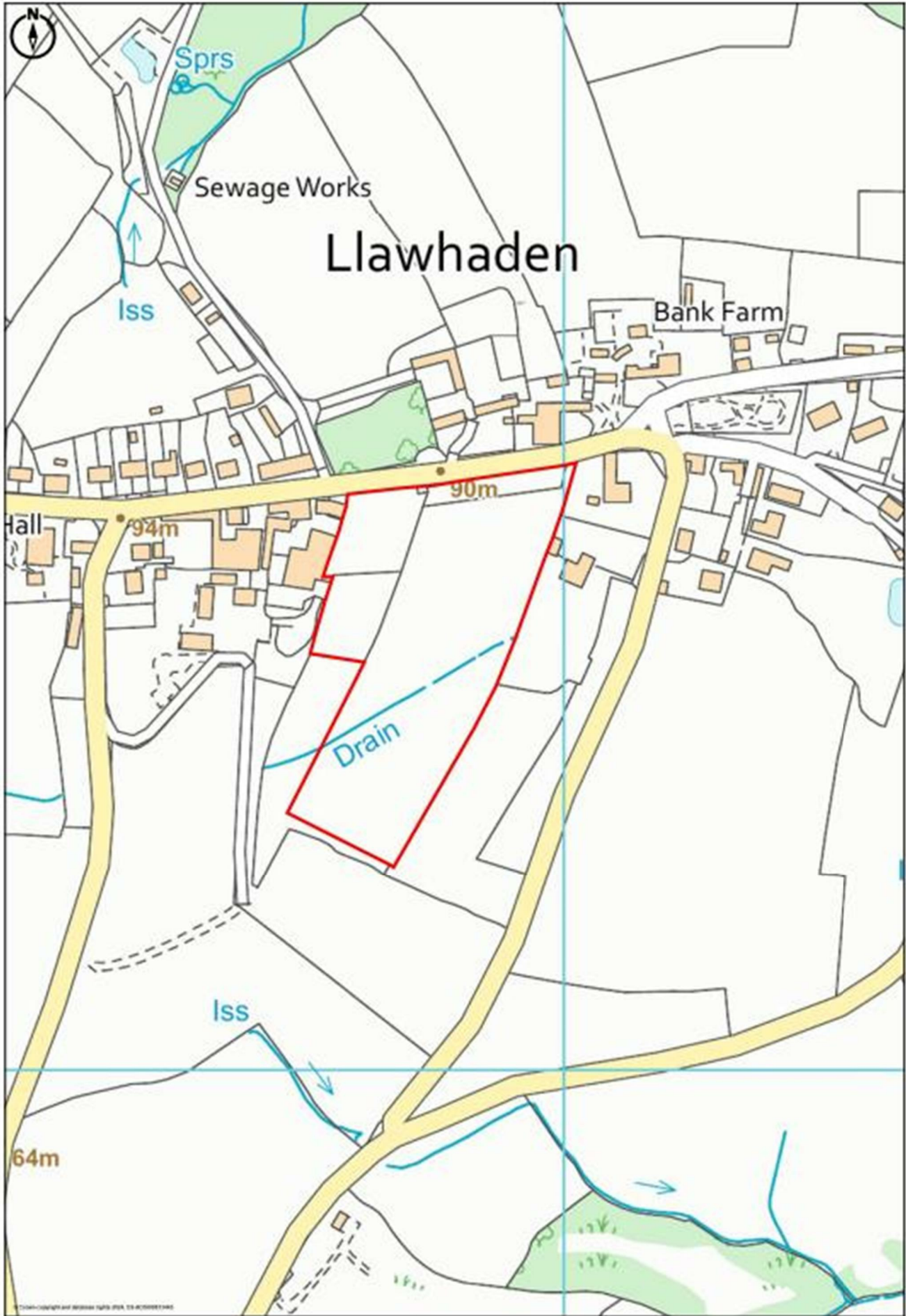
## AUCTION GUIDELINES

<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.





# Floor Plan

## Area Map



## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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