



## Station Yard Narberth Road, Haverfordwest, SA61 2XH

**£495,000**

A conveniently located part yard within a secure boundary fence being just off the A40 on the periphery of the market town of Haverfordwest and ideally suited for a variety of uses, subject to the necessary planning consents being obtained, and including a range of timber clad offices and a store shed.



**SITUATION:**

The Yard adjoins Haverfordwest Railway Station and taking its access off the A40 through another part of the Station Yard and is therefore within easy reach of the centre of Haverfordwest which, as the principal administrative location for the coastal county of Pembrokeshire, benefits from an extensive range of facilities and amenities. The A40 provides an excellent road link to the ferry port of Fishguard in the north and Carmarthen to the east. Fishguard has a ferry link to southern Ireland whilst Carmarthen has a dual carriageway link to the M4.

**DIRECTIONS:**

Shortly after leaving Haverfordwest on the A40 towards Carmarthen, turn right by Coastal Cottages office premises and proceed through the double gates, through Station Yard and the entrance to the Yard that is for sale is on the left hand side.

**DESCRIPTION:**

The Yard includes a timber clad office buildings which leads to a level tarmacadamed yard that is within a secure boundary fence and includes a timber building that is now somewhat dilapidated but no doubt could be replaced with office accommodation or similar if required.

**SERVICES:**

There are no services connected to the site although we believe these to be nearby. Interested parties should make their own enquiries.

**TENURE:**

Freehold with vacant possession.

**LOCAL AUTHORITY:**

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

**GENERAL REMARKS:**

This is an opportunity to acquire a useful commercial yard and buildings located in a convenient setting on the periphery of the market town of Haverfordwest and being suitable for a variety of light industrial uses, subject to any necessary planning consents being obtained.

With Offices covering Pembrokeshire & Ceredigion, why not call us to book a **FREE** market appraisal with experienced & local property professionals.

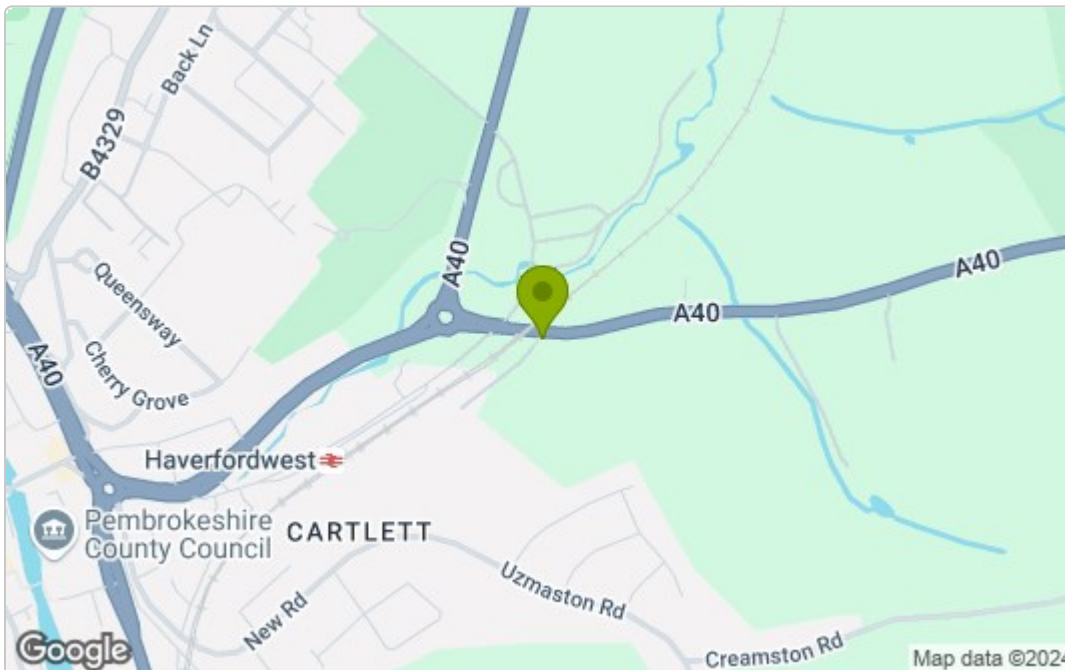
All Covid-19 regulations will be fully adhered to at all times.



**jjm**  
jjmorris.com

Cardigan: 01239 612343    Narberth: 01834 860260  
Fishguard: 01348 873836    H/west: 01437 760440

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	

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.

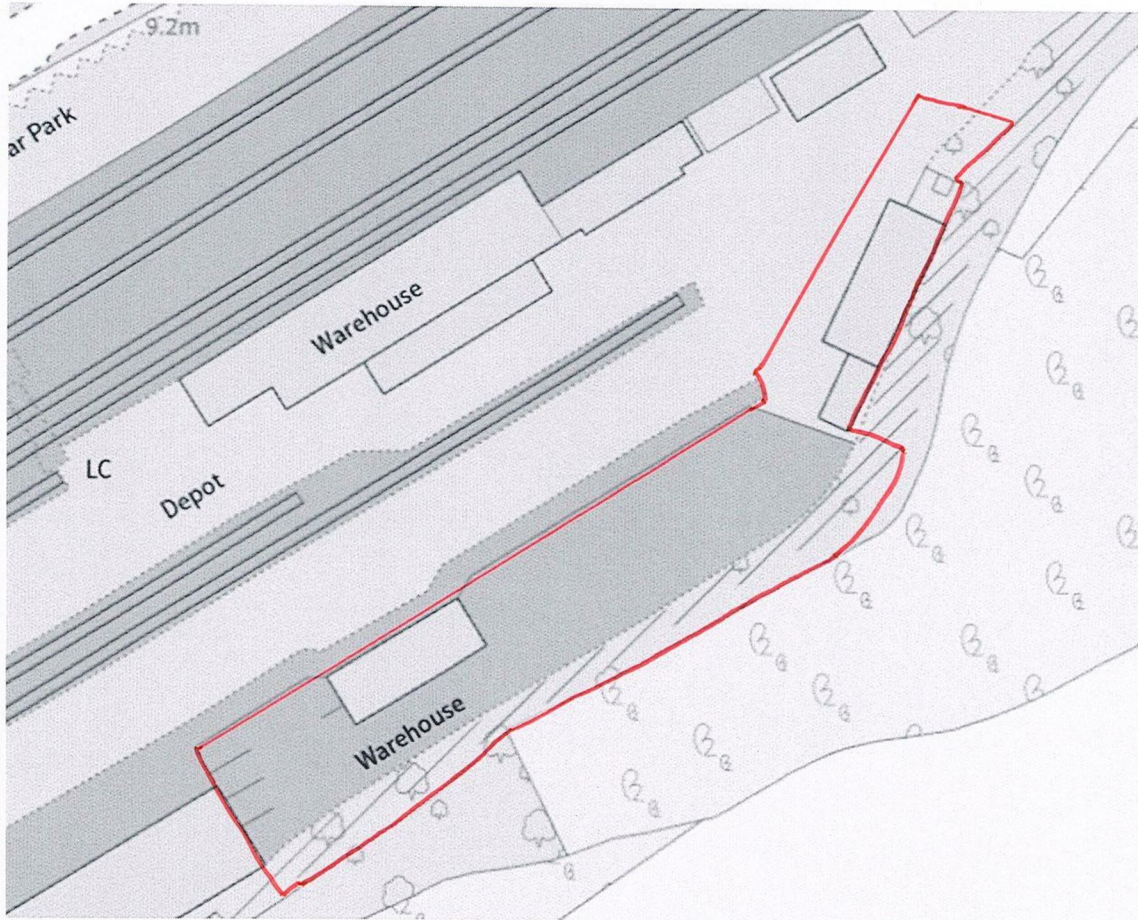
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# YARD AND BUILDINGS AT STATION YARD HAVERFORD WEST



FOR IDENTIFICATION PURPOSES ONLY.