



42 Acres or thereabouts of Land at Roch, Haverfordwest, SA62 6JX

Offers In The Region Of £400,000

A rare opportunity to purchase a block of farmland, including a flight pond close to the coast at Newgale, bordered in part by Brandy Brook and within the Pembrokeshire Coast National Park and having plenty of potential for a conservation project or perhaps some alternative leisure use, subject to the necessary planning consents being obtained, and equally suited to agricultural use, having roadside access.

SITUATION

This is a parcel of land situated within the Pembrokeshire Coast National Park on the periphery of the popular village of Roch which lies on the A487 Haverfordwest to St Davids roadway, within a mile or so of the long sandy beach at Newgale which is a popular year-round tourist destination, being located on the long distance Pembrokeshire Coast footpath, which takes in the stunning scenery of the renowned coastline.

Local services can be found in Roch, Newgale and the nearby villages, whilst the pretty coastal villages of Solva and Nolton Haven both lie within easy reach. The towns of St Davids and Haverfordwest with their wider range of services, lie within a 10-15 minute drive.

DIRECTIONS

A location plan is attached.

What Three Words:

appendix.increased.grapes

DESCRIPTION

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

The land extends to 42 acres or thereabouts being level or gently sloping pastureland including a flight pond bordered by Brandy Brook as it meanders its way towards Newgale. The land is accessed off the minor road that links Roch to the settlements of Treffgarne Owen and Hayscastle, etc and is divided into several fields within natural hedgerows. In recent years the land has been grazed and cropped, although we feel that it also has tremendous potential for a conservation project to attract various wildlife such as waterfowl, etc, with potential for other amenity uses, subject to the necessary consents being obtained.

The land is divided into several enclosures that can be grazed and cropped within a suitable rotation, with some of the areas around the brook including established natural fauna that attracts plenty of wildlife, whilst continuing to be of an agricultural benefit.

SERVICES

There are no services connected to the land. Natural water only.

LOCAL AUTHORITY

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

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

TENURE

Freehold with vacant possession upon completion. The land has historically been registered for basic payment

purposes but no single farm payment is included in the sale.

GENERAL REMARKS

This is a rare opportunity to purchase a parcel of land that has plenty of potential for conservation use being located in one of the more sought-after, unspoilt rural settings within the county of Pembrokeshire and being within easy reach of the coast at Newgale, which is renowned for its long sandy beach and is a popular year-round tourist destination.

In recent years the land has been used for grazing and cropping within a suitable agricultural rotation and this is a parcel of land that is suitable for this use although the setting alongside Brandy Brook ensures that this is a parcel of land that may have some potential as a conservation area or perhaps some other form of amenity use, subject to the necessary consents being obtained.

Viewing of this versatile parcel of land is highly recommended to various potential purchasers, who will no doubt enjoy the tranquility of the rural setting that lies within easy reach of the coast.

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps download. Superfast 18mbps upload and 72mbps download and Ultrafast 950mbps upload and 950mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

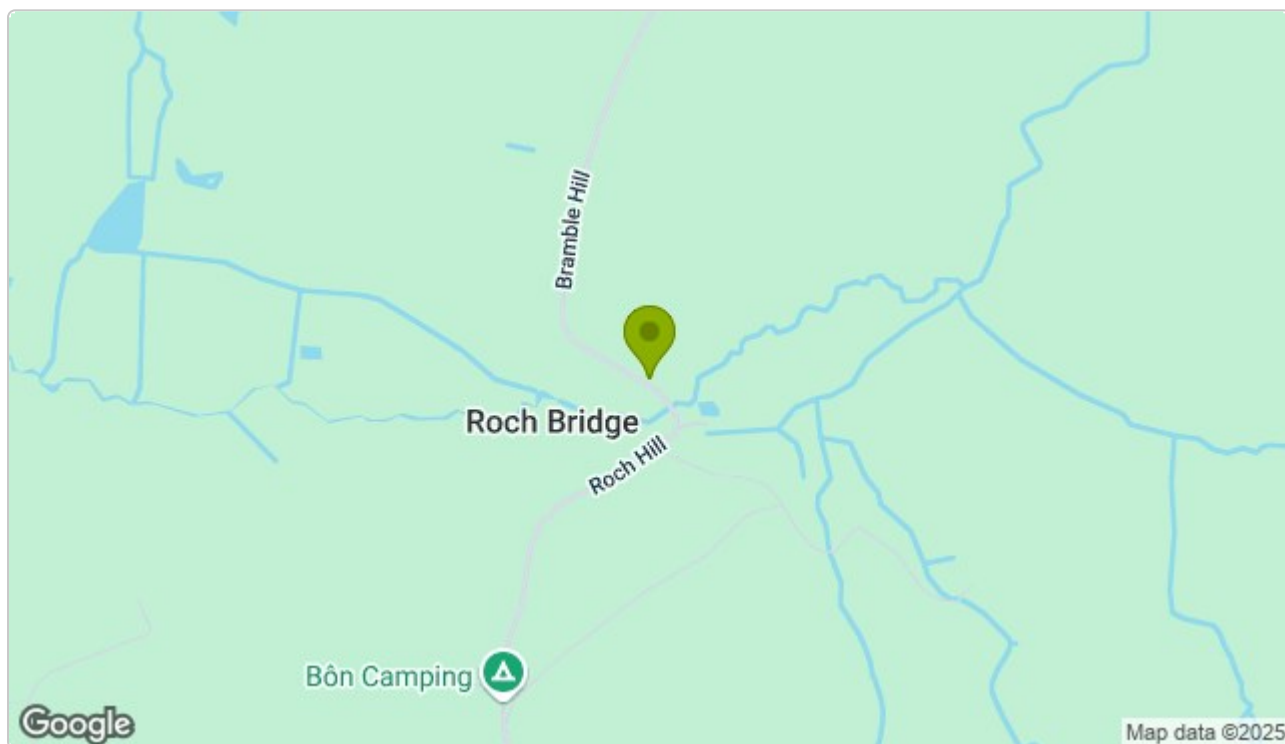
The Ofcom website states that the property has the following mobile coverage

EE - Variable indoor, good outdoor

Three - Variable indoor, good outdoor
O2 - Good (outdoor only)
Vodafone. - Good (outdoor only)

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

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.

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