



117.2 Acres or Thereabouts of Land at Shoals Hook Lane, Haverfordwest, SA61 2XN

Offers In The Region Of £750,000

Situation

This is parcel of land situated within a belt of highly productive land located between Haverfordwest and the village of Crundale in an area renowned as being an early block of productive farmland with surrounding agricultural land use being predominantly grazing or cropping.

Interested parties should however be aware that nearby land is used for a solar park and quite possibly there may be some further potential for this use, subject to any necessary planning consents being obtained.

Directions

The land is accessed via Shoals Hook Lane at Prendergast Haverfordwest via a council maintained road which leads onto a private lane that provides access to several properties before arriving at a gated level crossing over the railway which leads into the land.

Description

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

The land extends to 117.20 (47.45ha) acres in total of which some 80.5 acres may be considered clean with the remainder being woodland or scrub that provides a degree of natural shelter together with a small range of buildings.

The gated access over the level crossing opens into the first field and there is a lane form this field that provides access of the majority of the fields. This access is suitable for most agricultural vehicles.

The land is all level or gently sloping in profile and is divided into useful sized easily worked enclosures with internal hedges and fences within a reasonably stock proof boundary fence. Th eland provides pasture for grazing and cropping with several fields suitable for maize.

The buildings include a cattle shed and small handling yard together with what historically a riffle range.

Services

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

Tenure

Freehold with vacant possession upon completion of sale. The land has been registered for basic payment purposes but no entitlements are included in the sale. Access is via the level crossing with a telephone control.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.

General Remarks

This is an opportunity to acquire a substantial block of agricultural land.

Plan of the Land



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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