



## The Shed, Lawrenny, SA68 0PY

**Offers In The Region Of £215,000**

A rare opportunity to acquire a large 75ft x 40ft modern, insulated, heated, timber-built agricultural shed, set within approximately 2 acres of grazing paddocks and a large hard standing parking/turning area. The shed is only a short distance away from the scenic waters edge of the Cleddau river estuary and a short distance outside the quaint village settlement of Lawrenny, within the Pembrokeshire Coast National Park. Planning is permitted for the use of a bee farm, but has excellent potential for a variety of uses (subject to permission) such as horticulture, catering, workshops etc and comes complete with a commercial kitchen setup, first floor office and large storage areas with a height of nearly 20ft.

### Situation

The shed enjoys a lovely position just outside the village of Lawrenny and within easy walking distance from the banks of the Cleddau river estuary, close enough for kayaking/boating etc. The property is somewhat secluded out of sight by mature hedgerows but enjoys and benefits greatly from an excellent gated entrance which will easily provide access for larger vehicles. The location is approximately 7 miles from the main A40 with connections to either Haverfordwest or Carmarthen and approximately 7 miles from the A477 leading to either Pembroke or Tenby. As mentioned, the shed is situated within the Pembrokeshire Coast National Park which is an area of outstanding natural beauty and tourism.

### Description

The shed was built at the end of 2011/12 and is constructed of heavy gauge/structural timbers with a reinforced and insulated concrete floor. There are large 13'6 height x 11'10 width doors which would easily fit larger sized vehicles / motorhomes / boats etc. There is a bio-mass Guntamatic boiler providing heating and hot water. The windows and external doors are double glazed. Internally there is a first floor mezzanine area with plumbing facilitating a bathroom and toilet. Within the commercial kitchen there are 2 ovens with extraction vents (but is all easily removable if not needed).

### Services

Private septic tank drainage. Mains electric and water.

### Planning

Pembrokeshire Coast National Park Authority Application number NP/05482. A copy of the consent is also available from our office.

### Tenure

Freehold upon completion.

### Directions

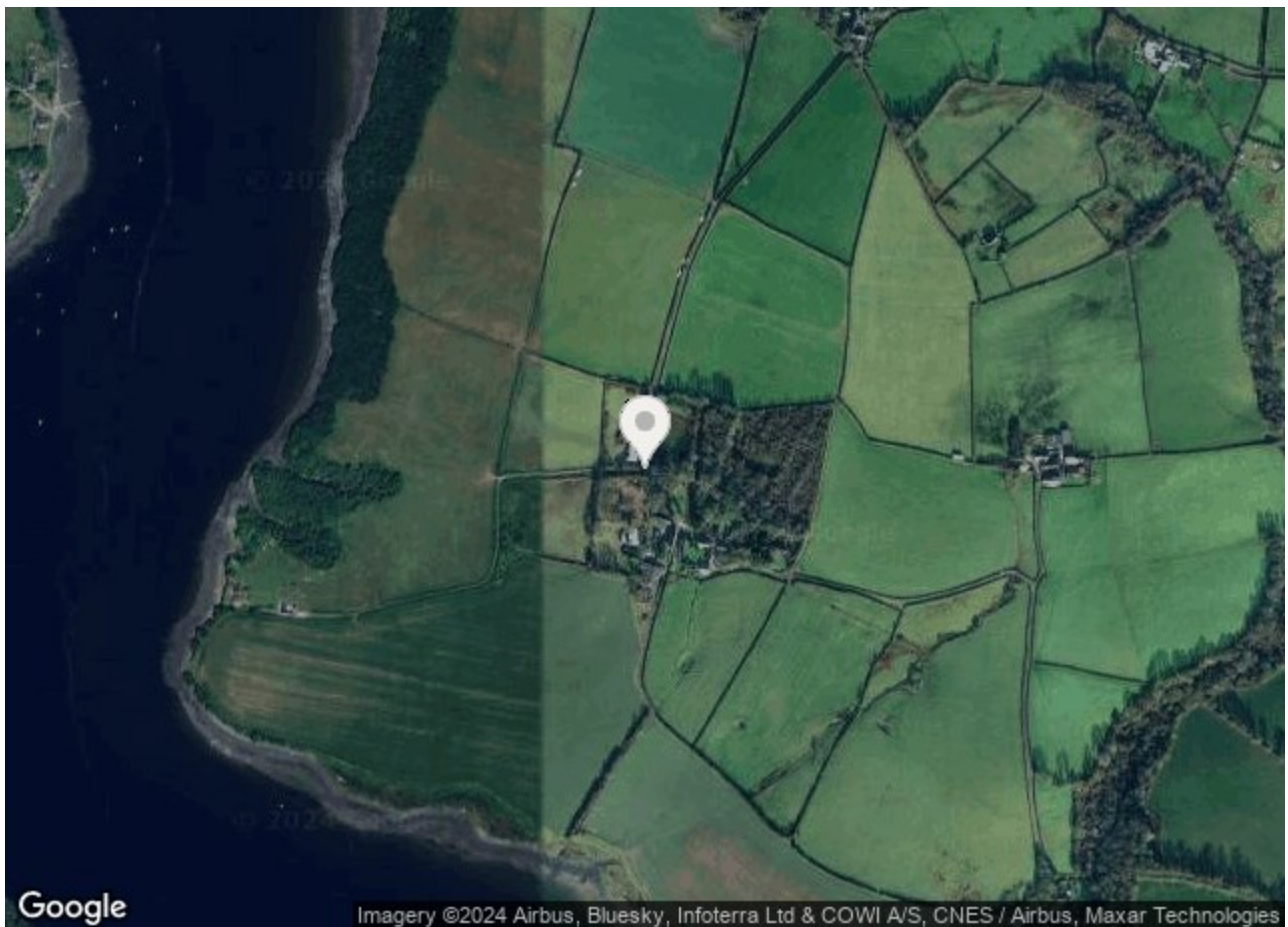
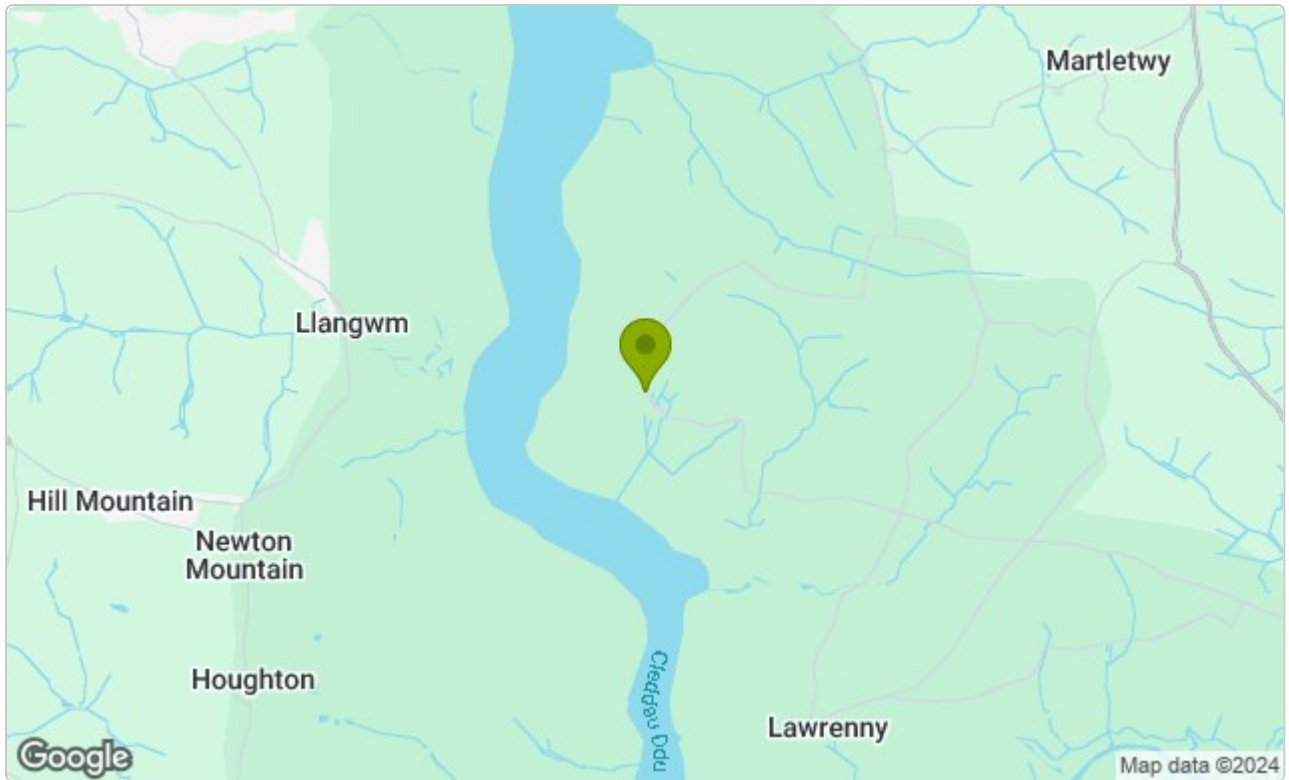
What3words [///sunblock.motivations.wordplay](https://www.what3words.com/sunblock.motivations.wordplay)

Sat Nav Postcode - SA68 0PY

The property is identified by our JIMorris for sale sign and also has a name sign called "The Shed".



## 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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com