



## Newbridge Nursery, Crundale, Haverfordwest

£595,000

\*A rare opportunity to purchase a long established Horticultural Nursery Business occupying a prominent roadside location within some 3 miles or so of Haverfordwest. • \*Including a Proprietors Residence and enjoying a pleasant aspect with grounds affording a small pond and two paddocks with frontage onto Cartlett Brook. • \*Commercial areas include customer parking, extensive plant and shrub display areas, several polytunnels and a retail area that could well be expanded to provide a small cafe, subject to any necessary planning consents being obtained • \*Ideally suited to purchasers looking for a lifestyle change and/or looking to acquire a successful business as a going concern, with the potential for further expansion.



#### **SITUATION**

Newbridge Nursey is located on the road that links Clarboston Road and several mid Pembrokeshire villages to the large town of Haverfordwest which is the principal administrative centre of the coastal county of Pembrokeshire. Haverfordwest has a resident population approaching 15,000 people and serves a much wider rural area and coastal and offers an extensive range of services and facilities. The nearby Pembrokeshire coastline is a popular year-round tourist destination. The nearby villages of Clarboston Road and Crundale have expanded in recent years, as have several other villages in the locality. The property occupies a prominent roadside location with plenty of passing traffic in a setting where there are few competing businesses of this nature.

#### **OVERALL DESCRIPTION**

Standing in approximately 4 acres or thereabouts, Newbridge Nursery comprises a residence, together with a range of commercial areas, a static caravan used for storage, gardens and grounds and a paddock fronting onto Cartlett Brook and is described in more detail as follows.

## **THE RESIDENCE**

Constructed in 1995 of spar rendered timber framed elevations under a pitched fibre slate roof, the residence offers deceptively spacious accommodation with a Sun Room enjoying an aspect overlooking the grounds to the rear. The accommodation briefly comprises.

### **GROUND FLOOR**

#### **Entrance Porch**

with tiled Floor with window to fore.

#### **Entrance Hallway**

With night storage heater and stairs rising to the First Floor.

#### **Living Room**

Dimensions: 3.35 x 6.00 (10'11" x 19'8"). with night storage/convector heater, double aspect windows and French doors leading into Conservatory. Focal point of a wood burner which was replaced in 2024.

#### **Reception Room**

Dimensions: 2.45 x 3.00 (8'0" x 9'10"). with window to the fore, , currently utilised as an office

#### **Kitchen**

Dimensions: 3.15 x 3.15 (10'4" x 10'4"). with tiled floor and a range of base units with complimentary work surface over and incorporating a hob, double oven, extractor fan aplumbing for a dishwasher with further storage in matching wall mounted units and opening into:

#### **Sun Room**

Dimensions: 6.25 x 6.8 (20'6" x 22'3"). being uPVC double glazed, double French Doors opening onto garden.

#### **Utility Room**

Dimensions: 2.6 x 3.3 (8'6" x 10'9" ). with back door, WC, plumbing for an automatic washing machine and store cupboards, and space for fridge/freezer and tumble drier

### **FIRST FLOOR**

#### **Landing**

with night storage heater.

#### **Bedroom 1**

Dimensions: 2.45 x 3.00 (8'0" x 9'10"). with window to fore

#### **Bedroom 2**

Dimensions: 3.30 x 3.85 (10'9" x 12'7"). with window to the fore and a dressing room and an

#### **Ensuite Bathroom**

with shower cubicle, WC, wash basin, and heated towel rail.

#### **Bedroom 3**

Dimensions: 3.45 x 3.50 (11'3" x 11'5").

#### **Bathroom**

with bath with shower over, WC and Wash Hand Basin, with window to rear.

### **EXTERNALLY**

To the fore of the property is a large area used as customer car parking and additional storage. To the rear are grounds that include a small pond and landscaped grounds.

## **THE NURSERY**

The nursery consists of a large outside sales area for nursery stock, providing ample display and retail areas that allow for ease of browsing access. Within this area is a 10m x 10m Steel framed shop of part steel clad walls with part infill block work and internally having a sales counter, extensive display shelving together with customer and staff toilets. There is also a small kitchen area. Historically, the property was registered with Pembrokeshire County Council as a food outlet and benefits from planning consent for a coffee shop/tea room, which, no doubt, could be developed further subject to approval. All services present including Wifi and fibre broadband connection. There is over 500 square metres of covered growing/retail areas consisting of Twin span Polytunnel 15.5 x 15m Two Single Span Polytunnels 16.2 x 9.15m one of which is awaiting recovering. Irrigation is by means of a 20,000 litre water storage tank, which is filled from a water source that supplies all the polytunnels and outgrowing areas through an irrigation system. There is a large customer car park and further sales/storage area for growing media, etc. The property also benefits from a 6 Berth Static Caravan which has its own septic tank and is connected to services. To the rear of the property are two paddocks that again we feel has considerable potential for either development with the commercial areas or for equine use or similar, and subject, of course, to any necessary planning consents being obtained. The larger paddock has separate gate access to road. A plan is attached for identification purposes only.

## **SERVICES**

Mains water and electricity are connected, and the property benefits from private drainage and night storage heaters.

## **LOCAL AUTHORITY**

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

## **TENURE**

Freehold with vacant possession upon completion. N.B. The property is subject to an agricultural occupancy restriction. Further details from the selling agents.

## **GENERAL REMARKS**

This is an opportunity to acquire a well established business in a popular location, that offers plenty of scope for further development of the business as it occupies a busy roadside location within easy reach of Haverfordwest. The residence offers deceptively spacious accommodation with private grounds to the rear that includes a pond and a paddock. The commercial areas also offer an opportunity for further expansion subject to the necessary planning consents being obtained. Viewing is recommended for purchases looking for an established business in a prominent location and with the added benefit of a residence.

### **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.

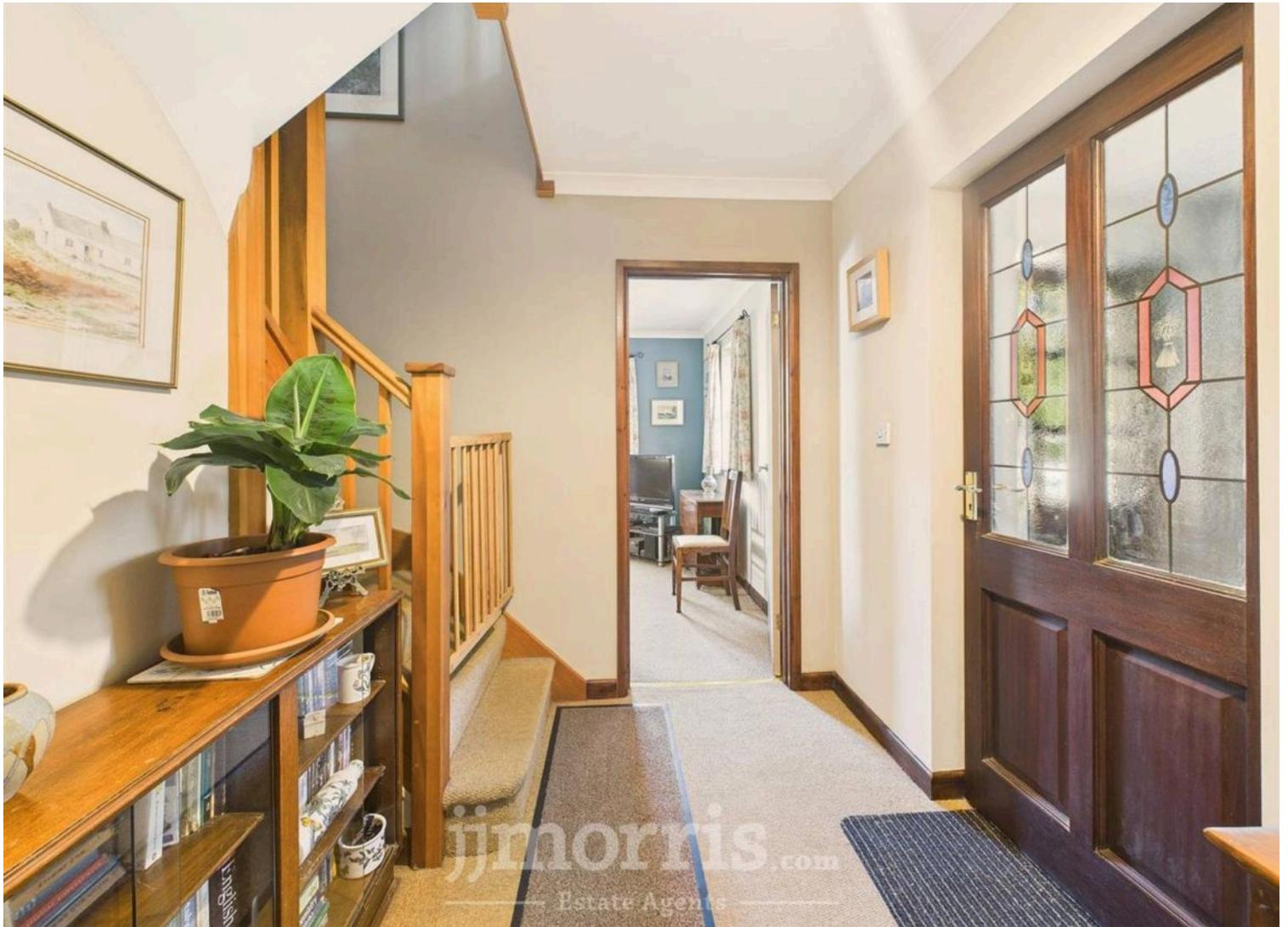
### **Broadband Availability**

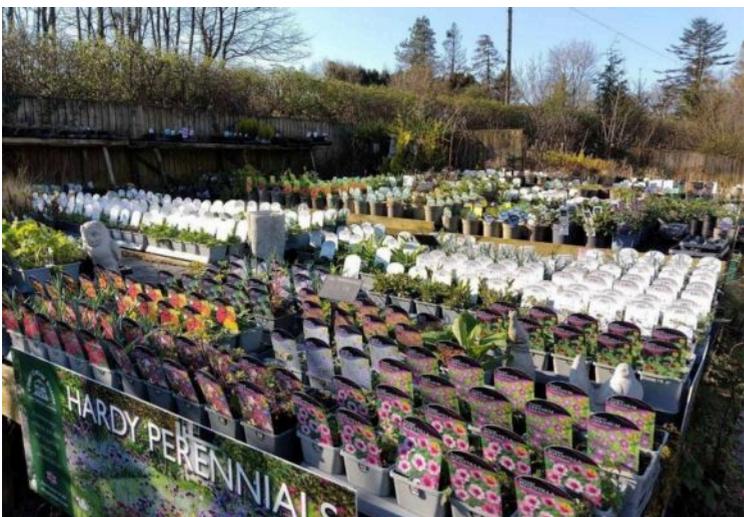
According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.9mbps upload and 8mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was 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**

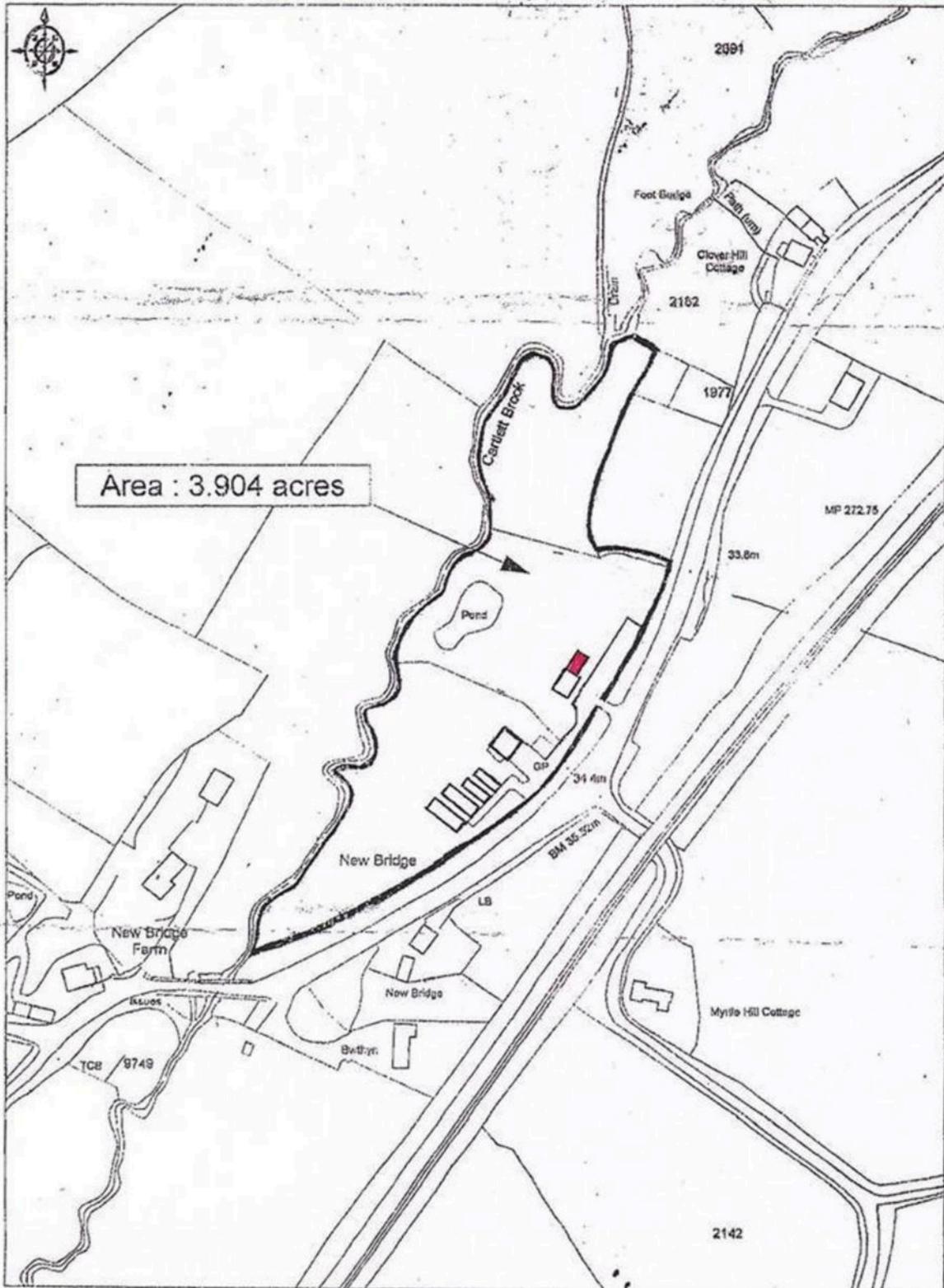
The Ofcom website states that the property has the following mobile coverage EE - Variable outdoor Results are predictions and not a guarantee. Please note this data was obtained from an online search on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.







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