



32.34 Acres of Agricultural Land St. Davids Road, Haverfordwest – SA62 5SL

£405,000 Freehold

- PRICE GUIDE £405,000 i.e. CIRCA £12,500 PER ACRE.
- A valuable Block of Agricultural Land which extends to 32.34 Acres or thereabouts of clean, level lying and gently sloping (south facing) Pasture Land in excellent heart.
- The Land is accessed off the B4331 Letterston to Mathry Road between the Village Store and the former Evans & Williams Transport Yard.
- It is offered "For Sale" with immediate Vacant Possession and early inspection is strongly advised.

SITUATION

The Land concerned extends to 32.34 Acres or thereabouts and is accessed off the B4331 Letterston to Mathry Road between the Village Store and the former Evans & Williams Transport Yard. Letterston is a popular village which stands between the Market Town of Fishguard (5 miles north) and the County and Market Town of Haverfordwest (10 miles south). Letterston is a sizeable village and has the benefit of a good range of amenities and facilities including a few Shops, a Butcher's Shop/Post Office, a Primary School, Church, Chapel, a Charity Furniture Store, Fish & Chip Shop Restaurant/Take-Away, Petrol Filling Station/Store, a Memorial/Community Hall and a Licensed Restaurant/Public House. The well-known Market Town of Fishguard is close by and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

DIRECTIONS

From Fishguard, take the Main A40 Road south for some 5 miles and in the village of Letterston, take the turning on the right at the crossroads, signposted to Mathry and St Davids. Continue on this road for 400 yards or so and adjacent to The Village Store, there is a gated access between the Shop and the former Evans & Williams Transport Yard leading to the Land. Alternatively, from Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston, take the turning on the left at the crossroads, signposted to Mathry and St Davids. Follow directions as above.

DESCRIPTION

The Land concerned extends to 32.34 Acres or thereabouts of predominantly clean, level lying and gently sloping Pasture Land with a southerly aspect.

SERVICES

There are no Services connected to the Land although we understand that Mains Water is available in the vicinity of St Davids Road, Letterston.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Rarely do good blocks of Agricultural Land become available in this area and the opportunity to purchase should not be missed. The Land is all down to permanent Pasture and is either level lying or gently sloping with a southerly aspect. The Land is in good heart and is a productive block of Pasture Land which is accessed off the B4331 St Davids Road, Letterston. The perimeter boundary of the Land is considered to be cattle fenced, but not sheep fenced. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





