



0.76 Acres adj to Harmony Chapel Cemetery, Harmony, Goodwick, Pembrokeshire, SA64 0JQ

Price Guide £25,000 - £30,000

Fronting the Goodwick to St Nicholas Council Maintained District Road, a small enclosure which extends to 0.76 Acres or thereabouts. It is gently sloping with a south easterly aspect which has a Wet Land area on the south western boundary and being bisected along the south eastern boundary by a stream. Delightful Rural views can be enjoyed from the Property. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

SITUATION

The Land concerned is situated on the edge of the Hamlet of Harmony which has a cluster of Houses and a Chapel. Harmony stands on the Strumble Head Peninsula and is some 5 miles or so north west of the well known market town of Fishguard.

The other well known market town of Goodwick is within 3.5 miles or so and has the benefit of a few Shops, a Primary School, General Store/Post Office, a Chapel, Public Houses, Hotels, a Fish & Chip Shop Café/Take-Away, a Petrol Filling Station/Store, Supermarket and Churches at St Nicholas, Llanwnda and Manorowen.

The well known Market Town of Fishguard is within a short drive and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The Pembrokeshire Coastline at Pwllcrochan is within a mile and a half or so of the Property and also close by are the other well known sandy beaches and coves at The Parrog, Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereddy and Whitesands Bay.

The Field is situated within The Pembrokeshire Coast National Park on the Strumble Head Peninsula which is designated an area of Outstanding Natural Beauty and protected accordingly.

The County and Market Town of Haverfordwest is some 17 miles or so south and has the benefit of an excellent Shopping Centre together an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

The Land stands alongside the Goodwick to St Nicholas Council Maintained District Road and is within 50 yards or so of Harmony Chapel.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the by-pass roundabout take the second exit, signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the second exit(straight on) and proceed up to Goodwick. Upon reaching The Rose & Crown Public House turn left and proceed straight up Goodwick Hill in the direction of Strumble Head. Proceed around the hairpin bends and continue through Stop and Call and after leaving the village, follow the road 90 degrees to the left. Continue on this road for in excess of 1.5 miles and the field concerned (O.S. No 3825) is situated on the left hand side of the road adjacent to the Old Chapel Cemetery and just prior to Harmony Chapel on the right. A 'For Sale' board is erected on site

DESCRIPTION

The Plot of Land concerned comprises of O.S. No. 3825 and amounts to 0.76 Acres or thereabouts. The Field is gently sloping with a south easterly aspect with the Land adjacent to the Council Road being the drier Land whereas the Land in the south western corner being wetter Land. The Land on the south eastern boundary is bisected by a stream.

The Land concerned has potential as a small Grazing Paddock or as a Kitchen/Vegetable Garden with the Wet Land areas having potential for landscaping or even for Wildlife, Duck or Freshwater Fish Ponds (Subject to any necessary Consents). There is a Field Gate Opening to the Council Road at or around point "A" on the Plan.

The boundaries of O.S. No 3825 are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

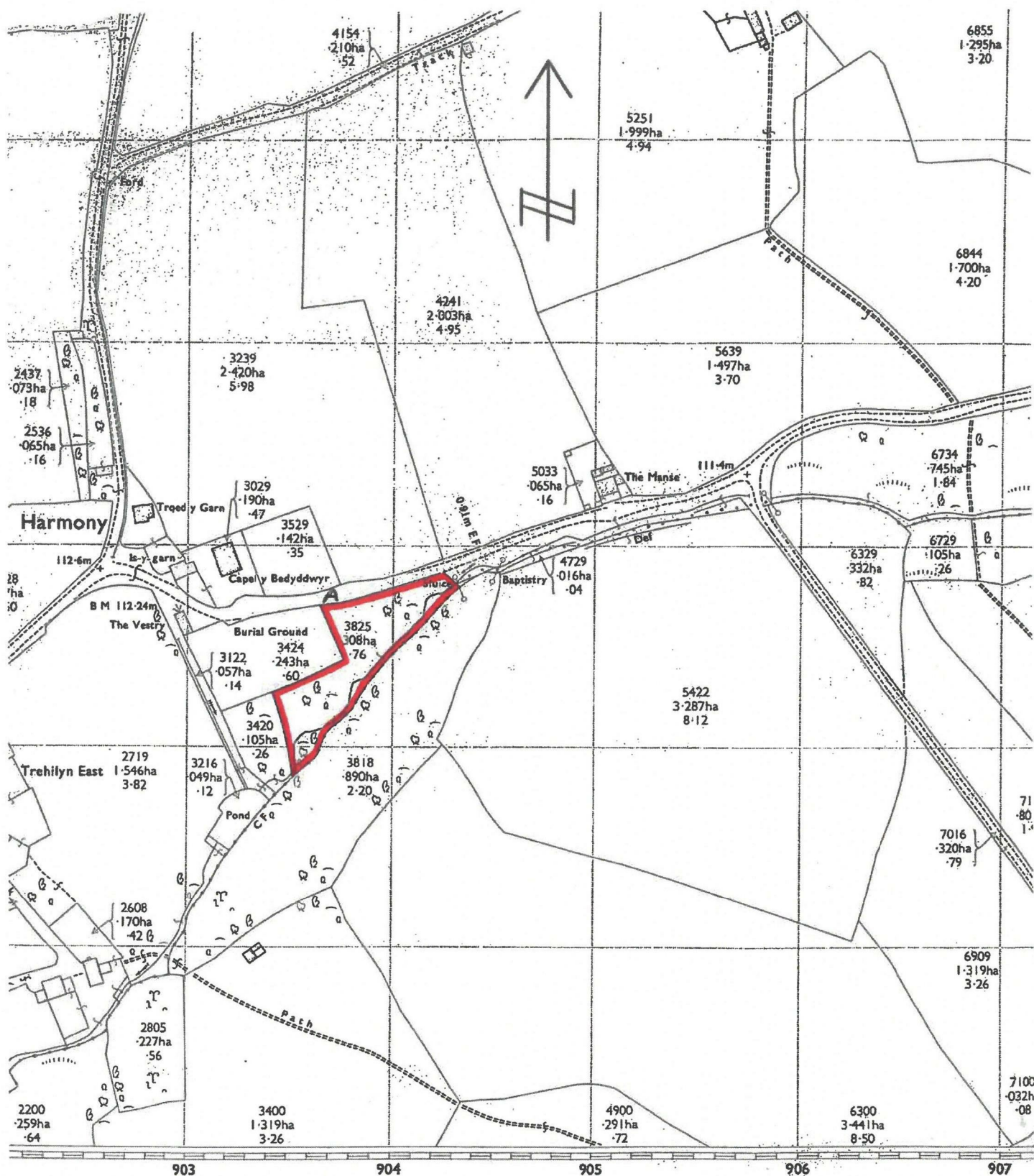
There are no Services connected to the Land although Mains Water and Electricity are available in the vicinity of the hamlet of Harmony and the Chapel which is on the opposite side of the Goodwick to St Nicholas Road.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

O.S. No. 3825 and amounting to 0.76 Acres or thereabouts fronts onto the Goodwick to St Nicholas Council Maintained District Road and stands on the edge of the hamlet of Harmony. It comprises a small gently sloping enclosure which has been cleared in the last 12 months and being suitable as a small Grazing Paddock or even as a Vegetable Garden as the Wetland areas could be drained or could be landscaped to provide Freshwater Wildlife, Duck or even Fishponds (Subject to any necessary Consents). There is a stream running along the south eastern boundary of the Land. Small enclosures of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.



Field Os No 3825 – 0.76 Acres
adj to Harmony Chapel Cemetery, Pencaer,
Goodwick, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

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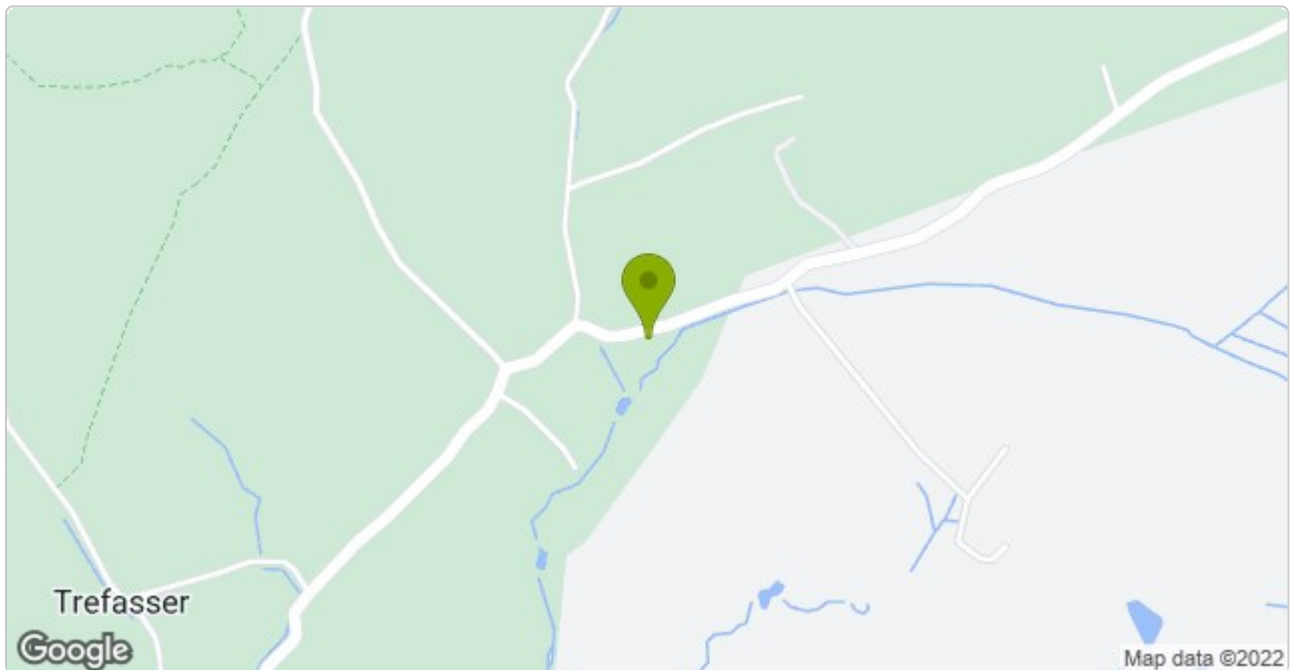
B.H. Beer House
B.M. Bench Mark
B.P. Boundary Post
B.S. Boundary Stone
C. Crane
C.H. Club House

ABBREVIATIONS
L.B.Sta. Lifeboat Station
L.C. Level Crossing
L.G. Loading Gauge
L.Ho. Lighthouse
L.Twr. Lighting Tower
m. Metres

Resr. Reservoir
R.H. Road
rp. Railway
S. Signal
S.B. Signal
S.Br. Signal



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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