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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

14.69 Acres or thereabouts of Pasture Land at New Holmus, Little Newcastle, Haverfordwest, Pembrokeshire, SA62 5TB

Price Guide £165,000

A valuable block of Pasture Land which extends to 14.69 Acres or thereabouts. The Land is all down to permanent pasture and is gently sloping with a southerly aspect. Small blocks of Agricultural Land are in strong demand and early inspection is strongly advised.

Situation

New Holmus is situated between the well known village of Letterston (2 miles west) and within a half a mile or so of the smaller village of Little Newcastle.

Letterston being close by has the benefit of a few Shops, a Public House/Restaurant, Primary School, Church, Chapels, a Memorial/Community Hall, Petrol Filling Station/Store, a Fish & Chip Shop Takeaway/Restaurant, Repair Garage, Charity Furniture Store and a Mini Market.

Within half a mile or so is the village of Little Newcastle which has the benefit of a Church, Public House and a Church/Community Hall.

The other well known village of Puncheston is within two and a half miles or so and has the benefit of a Primary School, a former Public House, a Chapel and a Church.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 6 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traethllyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 11 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Letterston 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 at New Holmus is accessed off the Council Maintained Letterston to Little Newcastle road within a third of a mile or so the village of Little Newcastle. A hardsurfaced track of a 120 yards or so leads into Lot 3. A hardsurfaced track bisects Lot 3 and leads into Lot 2 and onto Lot 1.

Directions

Take the Main A40 road south for some 5 miles and in the village of Letterston take the turning on the left at the crossroads, signposted to Little Newcastle and Puncheston. Continue on this road for three quarters of a mile or so and follow the road to the left and then immediately to the right and continue on this road for approximately 2 miles and the roadside entrance to the Land leading to New Holmus is on the right hand side of the road (a third of a mile or so prior to Little Newcastle). A "For Sale" Board is erected at the roadside entrance.

Alternatively from Haverfordwest take the Main A40 road north for some 10 miles and in the village of Letterston take the turning on the right at the crossroads, signposted to Puncheston and Little Newcastle. Follow directions as above.

Description

The Land concerned is accessed over a hardsurfaced track which leads through adjacent Land and through the Farmyard at New Holmus. There is a field gate access to the Land at or around point 'E' on the Plan.

The Land is all down to Permanent Pasture and is gently sloping with a southerly aspect. The perimeter boundary of the Land is in the Main sheep fenced and benefits from a Private Water Supply on the western and eastern boundaries. The Land is in good heart and is all down to permanent pasture. The boundaries of the Land are edged in red on the attached Plan to the Scale of 1/2500 and are set out in the:-

Schedule of Areas

Schedule of Areas

OS No	Acreage
9986	2.04
9977	3.84
9465	3.30
0468	2.91
1078	2.60
Total	**14.69 Acres**

Services

There are no Services connected to the Land, but we understand that Main Water is available in the vicinity of the adjacent properties and the Letterston to Little Newcastle Council Road.

Tenure

Freehold with Vacant Possession upon Completion.

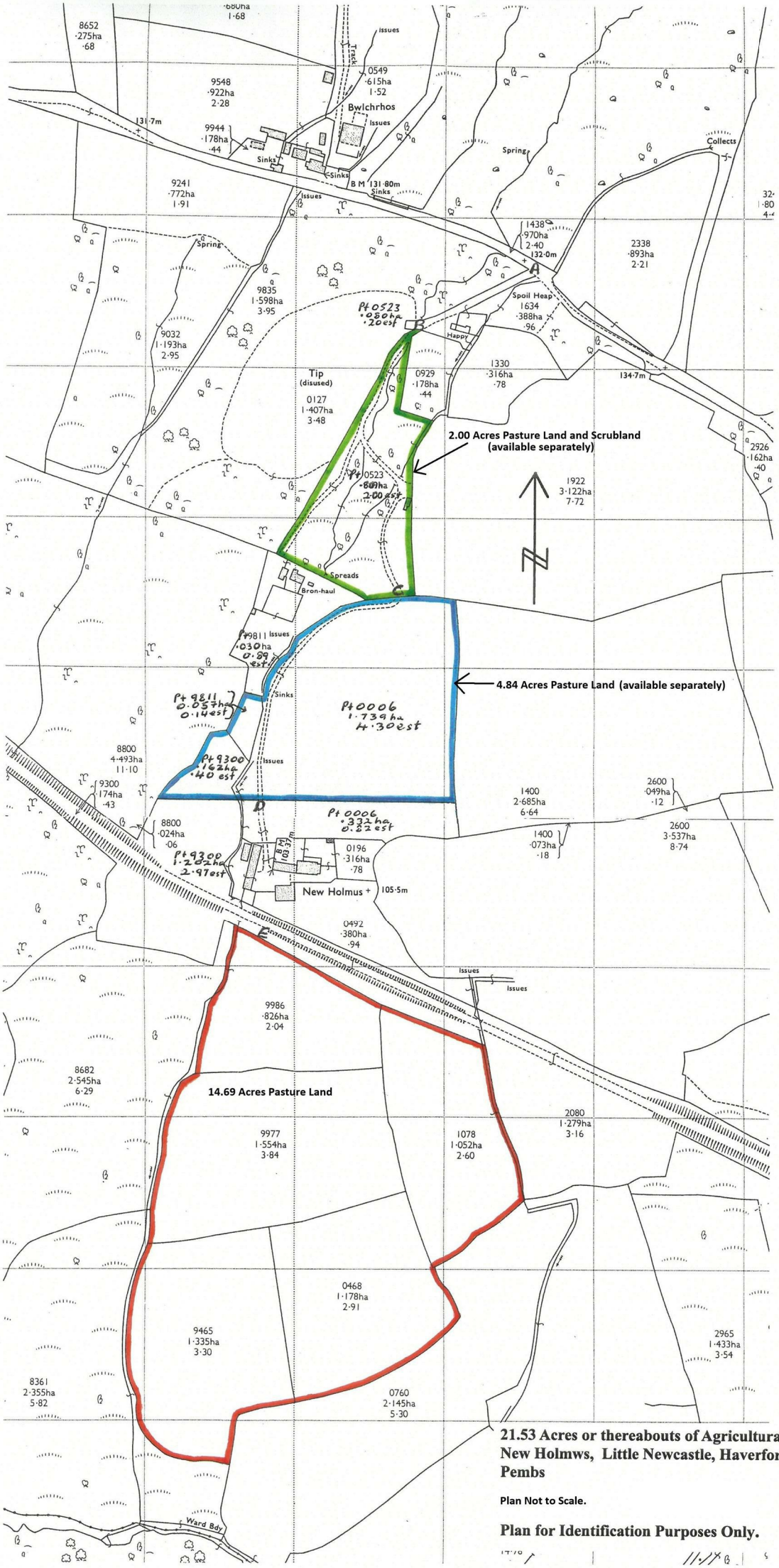
Rights of Ways

The Land benefits from an Agricultural Access Right of Way off the Letterston to Little Newcastle Council Road at point 'A' on the Plan and as far as point 'B', 'C', 'D' and 'E' on the same Plan.

Remarks

Rarely do small parcels of Agricultural Land become available on the 'Open Market' and the opportunity to purchase should not be missed. The Land is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

N.B. Further Land is available up to a maximum of 21.53 Acres, the details of which are separate and are available online or from the Fishguard Office.

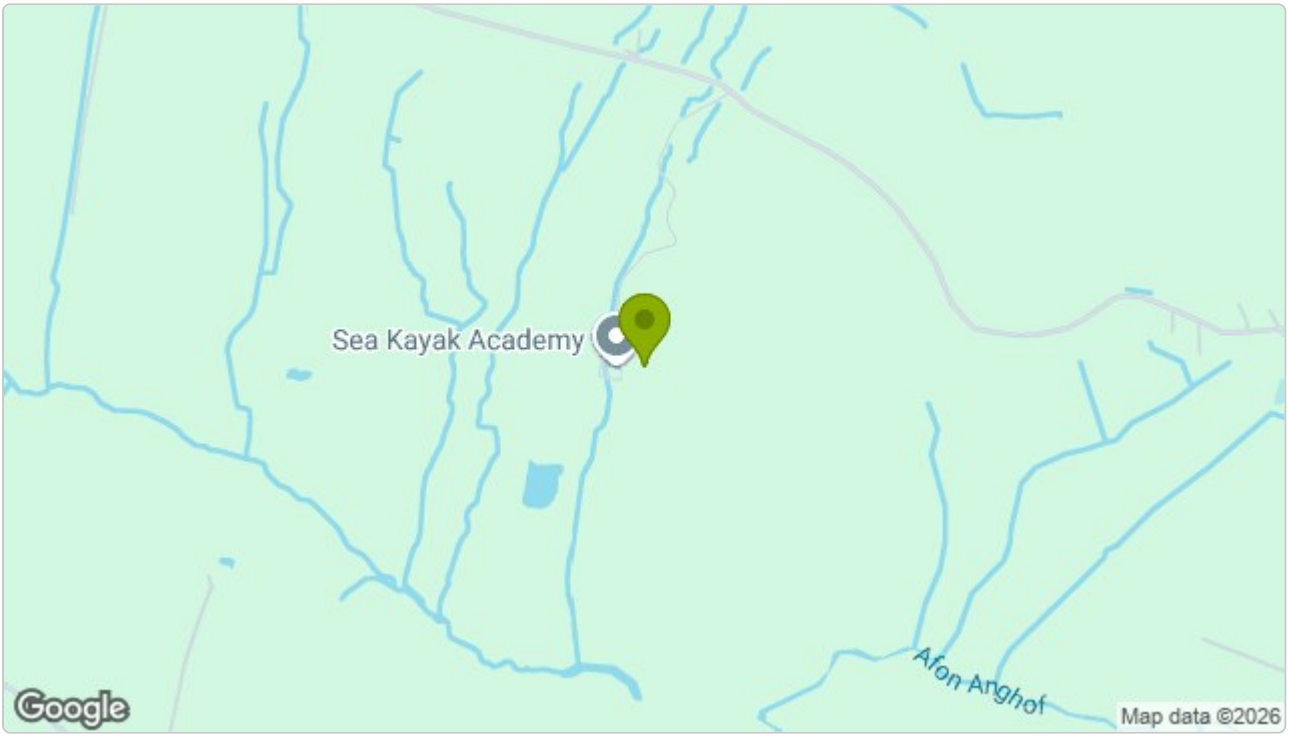


21.53 Acres or thereabouts of Agricultural Land at New Holmws, Little Newcastle, Haverfordwest, Pembs

Plan Not to Scale.

Plan for Identification Purposes Only.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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