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**Chartered Surveyors | Estate Agents | Valuers | Auctioneers**



**Beulah Meadows New Road, Haverfordwest, SA62 4LQ**

**Offers In The Region Of £245,000**

A productive parcel of gently sloping pasture land suitable for grazing and cropping or indeed amenity use all being within a convenient location within easy reach of the villages of Hook, Johnston etc and some 3 miles or so south of Haverfordwest.

Also included in the sale is a useful General Purpose building extending to 330sq. m. or thereabouts in total that is currently used for storage but has potential for other uses, subject to consent.

### **SITUATION:**

The land is located at New Road, Freystrop within a belt of highly productive early pastureland and within easy reach of the local services that are available in the nearby village of Hook and some 3 miles or so south of the market town of Haverfordwest which has the benefit of an extensive range of services and facilities. Land in this area is renowned for its productivity and capacity. Also within easy reach are the riverside villages of Hook, Llangwm and Burton but indeed all the major towns of the area are within relatively easy car driving distance.

### **DIRECTIONS:**

At Freystrop Cross turn for Hook and within quarter of a mile or so the entrance to the land will be seen on left.

### **DESCRIPTION:**

The property is set back off the Freystrop to Hook roadway with a good quality access leading to the building and then the land.

The building has most recently been used for storage but lends itself to a variety of uses, subject to the necessary planning consents being obtained.

The building is split over two levels with the ground floor measuring approximately 21m x 14m with the mezzanine first floor measuring approximately one third of this area and is of steel portal frame construction with rendered infill block walls and electric roller doors to the front elevation and a stable door to the rear. The building is internally divided into several different areas.

The land extends to 25 acres or thereabouts and comprises level or gently sloping, good quality pastureland in good heart that is suitable for grazing or cropping. There is a natural water supply on the northern boundary and the land is divided into 3 good sized enclosures being reasonably well fenced and gated. A plan is attached for identification purposes only.

### **SERVICES:**

We understand that there is mains electricity connected to the building and that mains water is nearby but no doubt any interested parties will make their own enquiries. There is a natural water supply on the land.

TENURE: We understand the land is freehold of tenure and is sold with the benefit of vacant possession upon completion.

LOCAL AUTHORITY: Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP. Tel: 01437 764551

### **GENERAL REMARKS:**

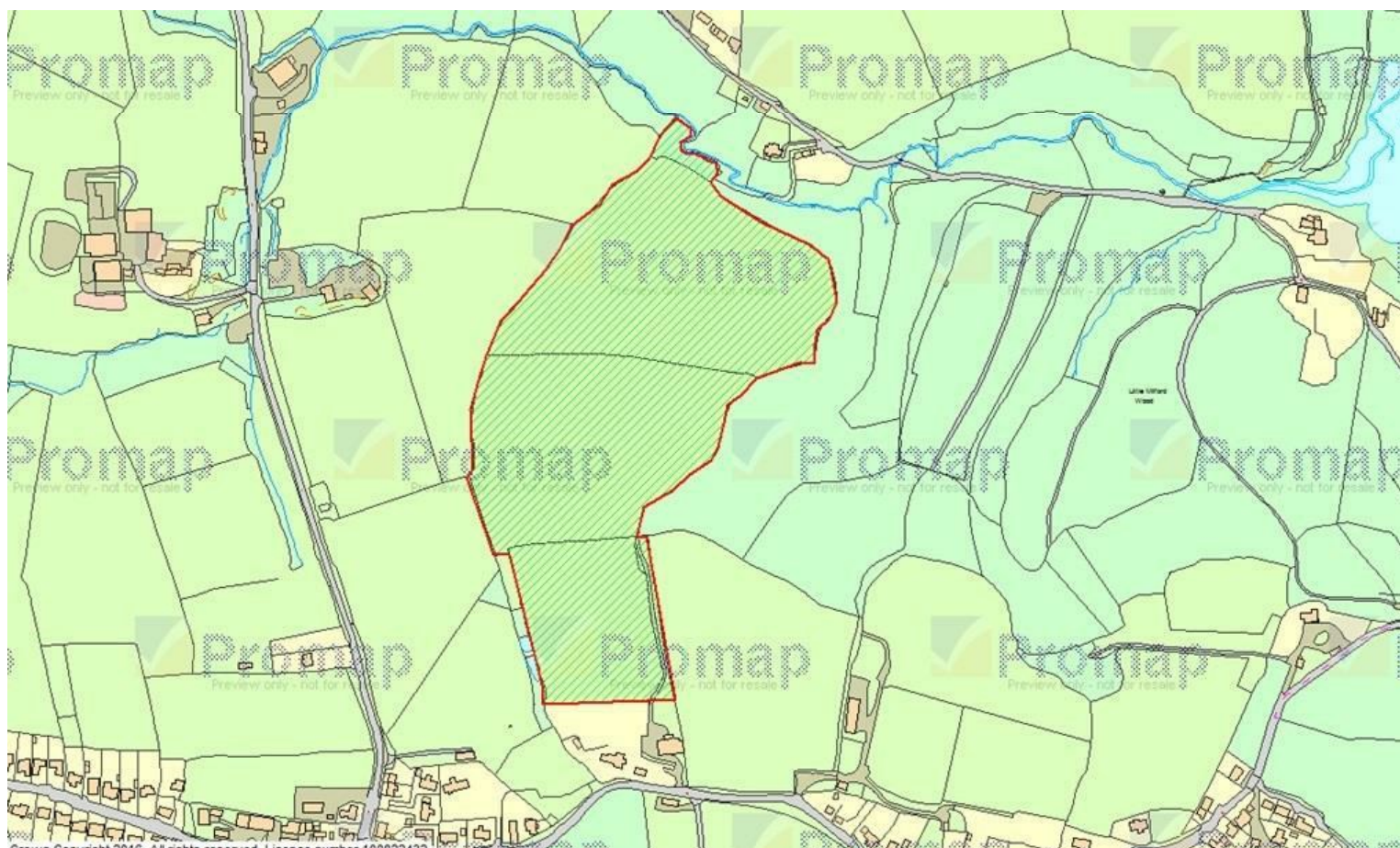
This is an opportunity to purchase a useful parcel of productive agricultural land together with a multi purpose building that is suitable for a variety of uses, subject to the necessary planning consent being obtained.

The property occupies a very convenient setting within

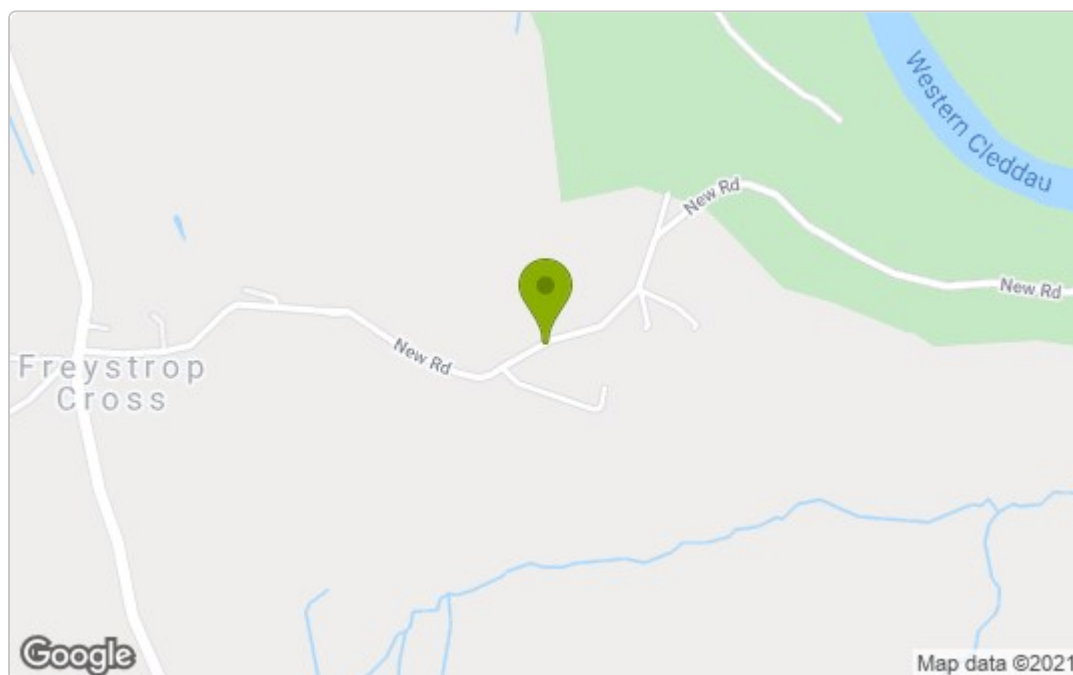
easy reach of all the major towns and villages of the area with the Milford Haven waterway being within a few miles. The land is suitable for grazing or cropping with the building being ideally suited for general storage or even perhaps livestock housing, stabling, etc.. Viewing is highly recommended to potential purchasers who are looking for an opportunity to acquire a parcel of productive land with the added benefit of a readily adaptable building that has potential for other uses, all within easy reach of several towns, villages and the tidal waters of the Cleddau Estuary which form an integral part of the Pembrokeshire Coast National Park.



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

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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