



2.00 Acres or thereabouts of Pasture Land and Scrubland, at New Holmus, Little Newcastle – SA62 5TB

£27,500 Freehold

A valuable block of Pasture Land and Scrubland which extends to 2.00 Acres or thereabouts. 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 Puncteston 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

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 Puncteston. 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 Puncteston and Little Newcastle. Follow directions as above.

Description

Within 140 yards or so of the Letterston to Little Newcastle road a block of Scrubland and Pasture Land which is gently sloping with a south westerly aspect. The Land benefits from and is bisected by a natural water supply. Of the total acreage there is approximately two thirds of an acre of pasture land. However, the Land that is considered to be Scrubland could easily be cleared and was formerly pasture land which is bisected by a stream. The boundaries of OS No Pt 0523 are edged in green on the attached Plan to the Scale of 1/2500. Lot 3 is bisected by the roadway which leads down to Fronhaul and New Holmus.

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

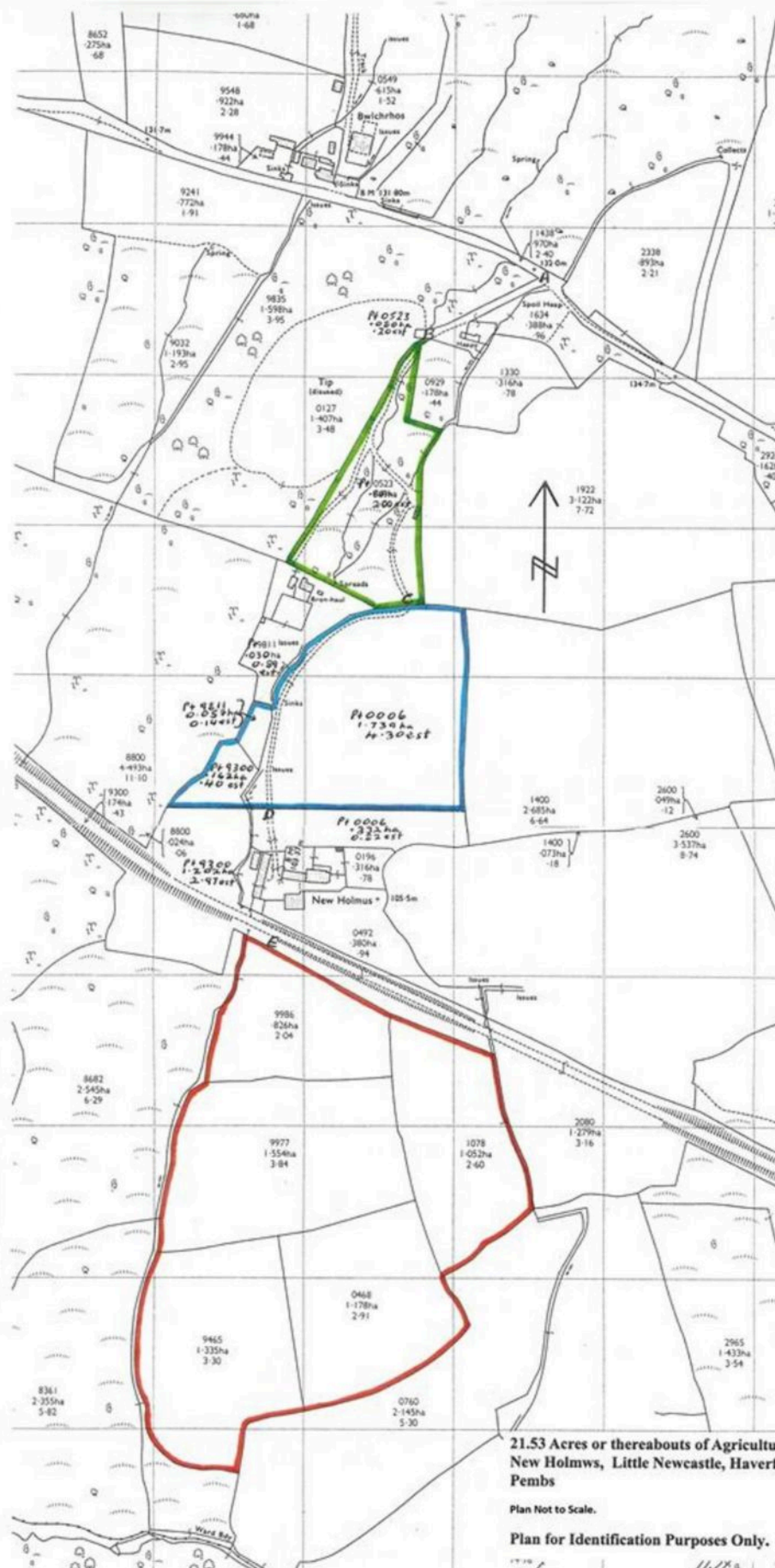
The Land benefits from a an Agricultural Access Right of Way between points 'A and 'B' on the Plan although there are access Rights of Ways bisecting the Land in favour of adjacent Land and Property.

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 realistic Price Guides 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.







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Fishguard Office:

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