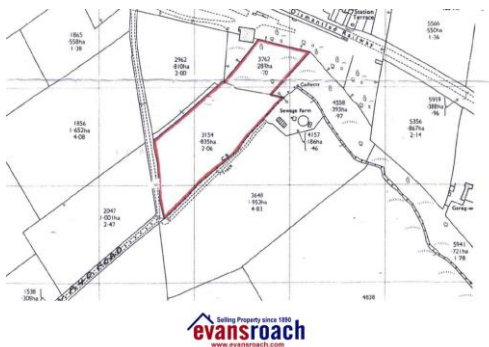




- Approx 2.75 Acres of Agricultural Land
- Outbuildings & Hardstanding
- Gated Access
- Fenced Paddock with Water Supply.

£69,999





Description

Located on the outskirts of the popular village of Letterston, this is a fantastic opportunity to purchase a plot of land of approx. 2.75 acres to include a secure and gated hard standing area complete with trailers and outbuildings, which includes a paddock with its own water supply. For further information contact Evans Roach on 01437 762516 or info@evansroach.com

Trailer 1

Used as a storage facility.

Trailer 2

Used as a storage facility.

Trailer 3

Used as a storage facility.

Old Camper Van

An old camper van has been fitted out to be a kitchen/diner with an LPG gas bottle servicing the cooker.



Shed 1

Corrugated steel shed with security light and double glazed patio doors to fore.

Shed 2

Corrugated steel shed with security light and door to fore.

Paddock

The fenced paddock is approx 1.5 acres with a natural water supply and hedgerow boundaries.



Hardstanding

Gated access into a hardstanding area with the trailers and sheds on.





Tenure - Freehold

Council Tax Band - Exempt

Services - Natural Water Supply to Field, Electric to outbuildings.

Viewing Arrangements - Strictly by appointment only

Directions - From our office in Haverfordwest follow the A40 out of Haverfordwest signposted Fishguard. Continue straight for approx. 9 miles, passing through Treffgarne and Wolfscastle, until reaching the outskirts of the village of Letterston. Directly opposite the left turn signposted Welsh Hook there is a right turn leading towards the Old Station Yard. Follow this road for approx. 1/2 mile looking for the yard & outbuildings on the right hand side as identified by our Evans Roach For Sale Board.

EPC Exempt

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.

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