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OWEN & OWEN
CHARTERED SURVEYORS

FOR SALE

**21.2 ACRES (8.57 HA) OF STRATEGIC LAND
SITUATED ON THE EDGE OF
HAVERFORDWEST, PEMBROKESHIRE**



**A useful block of mainly farmland located close to the town of Haverfordwest.
Located adjacent to the A40 Trunk Road,
with potential longer term strategic development value.**

**OFFERS IN THE REGION OF £170,000
SUBJECT TO CONTRACT**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Owen & Owen is the trading name of Owen & Owen Limited Company Registration No: 11804977.
Registered Office: 142 Main Street, Pembroke, Pembrokeshire SA71 4HN. A list of Directors can be inspected at the Registered Office.

DESCRIPTION:

Extending to 21.2 acres (8.58ha) in total. The property comprises approximately 20 acres (8ha) of grassland made up of four fields, as shown outlined in red on the attached plan. There is a small area of woodland on the western side of the A40 that is included as part of the sale.

This land is situated on the edge of the County town of Haverfordwest and is suitable for a variety of agricultural, equestrian or amenity uses subject to the necessary planning permission.

The land's location adjacent to the major county conurbation of Haverfordwest, affords potentially longer term strategic development opportunities.

LOCATION:

The land lies on the eastern edge of Haverfordwest. Access is down a right of way from Shoals Hook Lane.

DIRECTIONS:

From the Narberth direction on the A40, turn left onto the B4329 Cardigan road, travelling into a Haverfordwest. After 1/2 mile turn hard left onto Shoals Hook Lane. Proceed for approximately 1/3 mile and Scotchwell Lane will be found on your righthand side. There are padlocked double security gates at the top of the lane. Please see attached location plan for general area location.

ACCESS:

From a right of way over a metalled road from Shoals Hook Lane. The track is registered with the Land Registry and owned by the neighbouring property, Scotchwell House. The track joins the council maintained highway at Shoals Hook Lane. The track is shown coloured brown on the enclosed land plan.

BOUNDARIES:

Boundaries to the pasture are mainly mature hedgerows and also comprising a number of trees providing some useful shelter. There is no boundary fence on the Western boundary of the pasture, with the land currently running with land owned by the Welsh Government. The remaining boundaries are fenced. There is limited internal field boundaries.

Please refer to the Agents regarding the status of the boundary issue with Welsh Government.

SERVICES:

We understand that a mains water supply is connected to the property. Further details are available from the Agents.

EASEMENT, WAYLEAVES AND FOOTPATHS:

The land is sold subject to any easements and/or wayleaves that have been granted.

LOCAL AUTHORITY:

Pembrokeshire County Council,
County Hall,
Haverfordwest,
Pembrokeshire,
SA61 1TP.
Tel. No 01437 764551.

METHOD OF SALE:

By Private Treaty

OVERAGE:

The land is sold subject the Vendors reserving an overage of 50% of the uplift of value of the land, above its sale price, for development for residential or commercial use. The sale price is subject to indexation of the sale price and less the costs of obtaining planning consent. Such overage to be in place for the maximum term of 80 years and secured by a restriction on the title of the land sold. Please refer to the Agents for more detail.

VIEWINGS:

The land can be viewed at any time during daylight hours, however people viewing should have a set of these Sales Particulars to hand. Access for viewing is by foot only from Shoals Hook Lane. Access by vehicle is strictly by prior appointment only with the selling Agents.

GUIDE PRICE:

Offers in the region of £170,000 subject to contract.

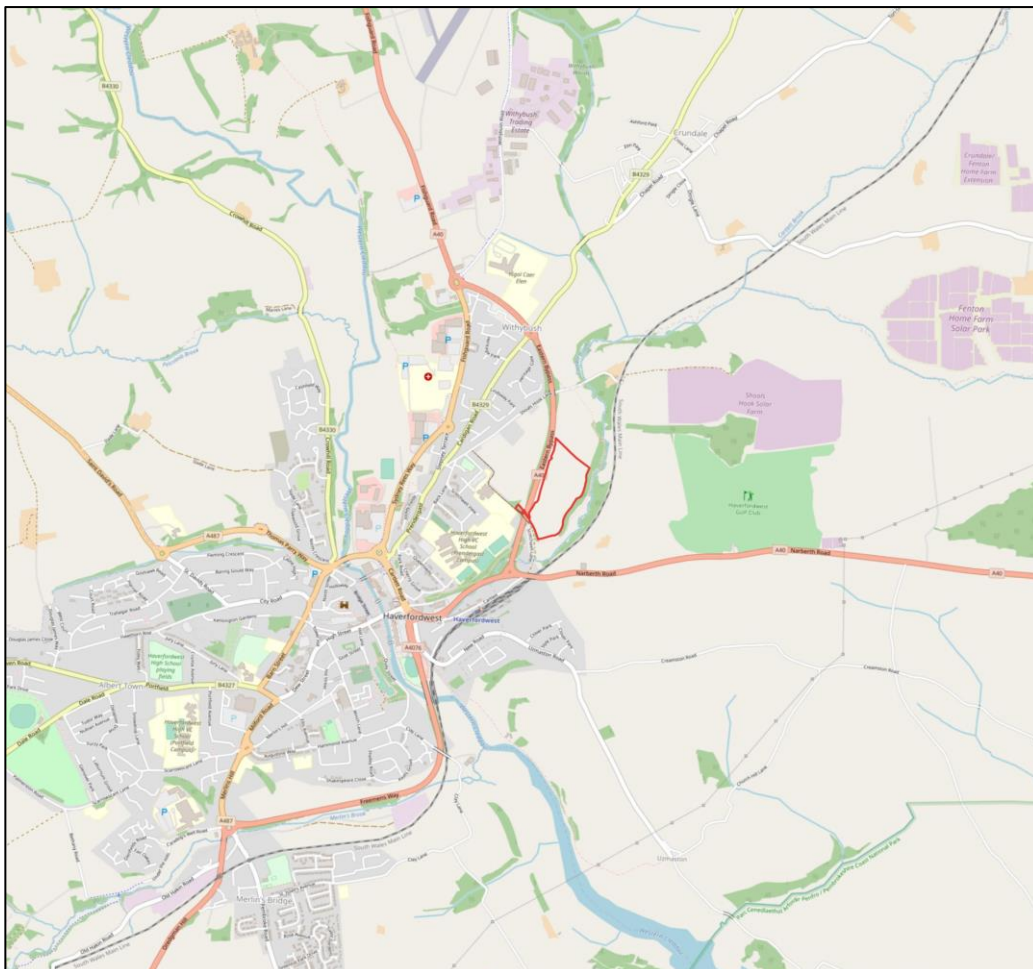
CONTACT DETAILS:

All enquiries should be made to the sole selling agents, Owen & Owen:

Lloyd James MRICS FAAV – 07786 932835

Carwyn Rees MRICS FAAV – 07495 553780

Office Telephone: 01646 621500 E-Mail: info@owenandowen.co.uk

LOCATION PLAN

Land at Scotchwell,
Haverfordwest



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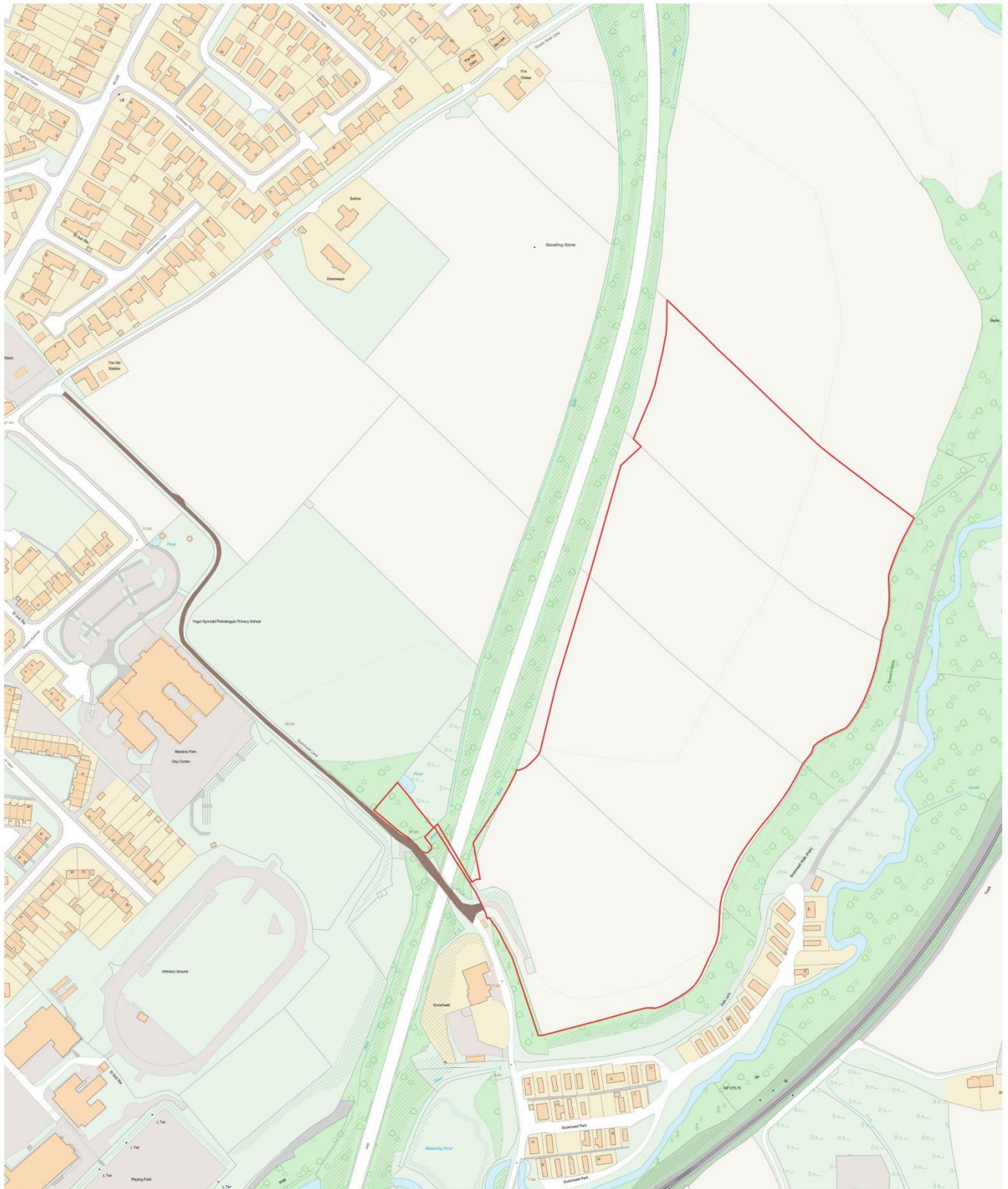
For identification purposes only

100 m
Scale 1:5483 (at A4)



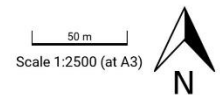
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Land at Scotchwell, Haverfordwest



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