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OWEN & OWEN
CHARTERED SURVEYORS

FOR SALE
Orange Hall, Monkton,
Pembroke, Pembrokeshire, SA71 4HR



An exciting opportunity to purchase a substantial traditional Pembrokeshire farmhouse and outbuildings with stunning views over the Haven.

A substantial five bedroomed detached farmhouse in need of total renovation with a walled garden in productive use. A range of traditional buildings and more modern farm buildings including barn and stable. Suitable for redevelopment, subject to obtaining the necessary consents. Set in 12.33 acres including circa 9.65 of agricultural land.

Offers in the region of £350,000

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.

Location	<p>Orange Hall is situated in the village of Monkton, a short distance from the town of Pembroke. The local area has all the usual amenities of a regional town including, supermarket, a range of local independent shops and restaurants, health care services, schools and train station.</p> <p>The property is conveniently located for easy access to the Pembrokeshire Coast National Park with its exceptional beaches and unspoilt countryside, such as those at nearby Freshwater west and West Angle Bay.</p> <p>The property is also within easy travelling distance to Haverfordwest, the County Town of Pembrokeshire.</p>
Directions	<p>From our offices, proceed south on the B4320 towards Monkton. Proceeding through the village, you will pass the football ground and town cemetery on your left. Almost as you leave the village and opposite the turning to India Row, the entrance to Orange Hall can be found on your left hand side.</p> <p>Proceed up the stoned drive where the property can be found after approximately 150m</p>
Description	<p>Orange Hall is a considerable sized detached farmhouse in need of significant repair and refurbishment throughout. The property offers significant scope for the creation of a delightful family home with attractive views of the Haven.</p> <p>Attached to the property is a range of traditional farm buildings and traditional stables which offer opportunities for conversion to alternative uses such as holiday homes or further residential use, subject to all necessary planning consents.</p> <p>Additional farm buildings are adjacent to the property and provide opportunities for redevelopment, storage, small holding or an equestrian user.</p> <p>In total the property stands in approximately 12.33 acres of land, gardens and homestead, as edged blue on the attached plan.</p> <p>In total the agricultural land extends to approximately 9.65 acres, however an additional circa 57 acres is available by separate negotiation (edged red on the attached plan).</p> <p>The property is a substantial opportunity for a purchaser that requires a detailed viewing to appreciate the opportunities that the property provides.</p> <p>Properties such as Orange Hall are rare to find and provides a buyer with rural living whilst only being a short distance from the town of Pembroke.</p>

Accommodation

	Side entrance uPVC door to:-
Kitchen 4.1m x 4.73m	With timber sash window. Solid fuel Aga (not in working order). Steps up to
Utility Room 4.13m x 3.61m	With a selection of fitted units. With UPVC double glazed window to garden and door to
Lean to 3.42m x 2.81m	With windows to 2 sides and door to courtyard.
From Kitchen, door to:- Rear Hall	With timber door to garden and timber secondary staircase to 1 st floor.
From Kitchen, door to:- Dining Room/ Lounge 4.39m x 3.94m	Timber sash window to front. Fireplace.
Hallway	With entrance door and timber staircase to 1 st floor.
Sitting Room 4.58m x 3.95m	With a timber sash window to the front of the property.
First Floor	
Bedroom 1 3.94m x 3.91m	With timber sash window to the front of the property.
Bedroom 2 2.52m x 2.61m	With timber sash window to the front of the property.
Bedroom 3 3.92m x 3.94m	With timber sash window to the front of the property.
Bedroom 4 3.52m x 2.48m	With timber sash windows to side elevation.
Bedroom 5 3.53m x 2.59m	With timber sash windows to side elevation.
Bathroom 2.88m x 3.13m	With a window to the side of the property. Rolltop bath. Pedestal wash hand basin. Low level WC.
Outside	There is a small lawned area to the front of the property with views over the front paddock and far reaching views of the river. To the rear is a substantial walled kitchen garden in productive use.

There is a large car parking area situated to the side of the property.

Farm Buildings

An attractive range of farm buildings of stone construction under a variety of slate/corrugated tin/asbestos fibre cement roofs. In various states of repair, the buildings provide a number of options for reuse for a buyer.

The principle buildings are:

Main Stone Barn

18.5m x 5.0m (external measurements)

Stone Building

11.5m x 5.0m (external measurements)

Main Barn.

18m x 14m (external measurements)

Cattle Shed.

19m x 14m

In addition, there are a number of ancillary buildings including a Workshop, Dutch Barn plus various other stores. There is substantial concrete hard standing and yard area.



Land

Areas of gently sloping pasture land bounded by mature hedges and hedgerow trees. The land surrounds the farmstead in an attractive block with the close fields ideal for use with the homestead +as pony paddocks or similar. The land runs north to south with the southern fields being the most productive.

Access to the land is either through the farm with the additional land to the south are accessible via the roadside off Norgan's Hill. The additional land adjoins a bridleway off Watery Lane which provides opportunities for walking and horse riding.

The land on the whole is in good heart and is currently all laid to grass.

The land is not available for sale with Welsh Government Basic Payment Scheme Entitlements, however we understand that the land has previously been registered for and been claimed for Welsh Government subsidy payments.

We recommend that interested parties walk the land to appreciate the prospects and quality of the land.



Services

Mains electricity is connected to the property and we understand there is private drainage and private water supply. We understand that mains water could be connected from the main road to the property. We also understand that a main water supply could be connected to the land from Norgans Hill.

The property is located in an area where Broadband Internet is available. All services are subject to providers usual connection conditions.

Access

The property is accessed off the public maintained highway off the B4320.

Local Authority

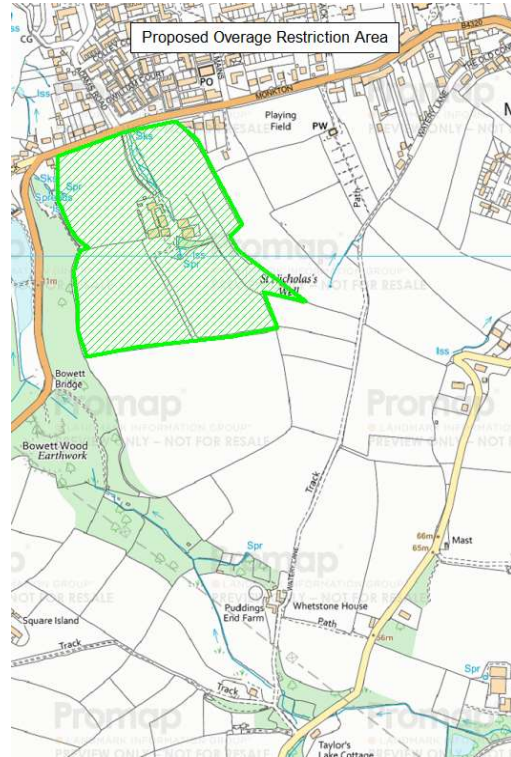
Pembrokeshire County Council
County Hall
Haverfordwest

Pembrokeshire
SA61 1TP

Tel: 01437 764551

Tenure The property will be sold freehold with vacant possession being given upon completion.

Overage The property will be sold with an overage restriction that will be applied to the land hatched in green on the enclosed plan. The restriction will be to the land only and not to any of the existing buildings on site. The restriction will prohibit the green hatched land from being developed unless the purchaser (or their successors in title) paying 50% of the uplift in value of the land from the grant of planning permission or the grant of a certificate of lawful use for any use other than agricultural or amenity land. Such calculation would be subject to indexation of the purchase price and net of the purchaser's costs of obtaining planning permission or a certificate of lawful use.



For further details please speak to the Agents.

EPC Rating G

Purchase Price Offers in the region of £350,000.00 (Three hundred and fifty thousand pounds) for the freehold interest.

Viewing Due to the condition of parts of the property, viewing is strictly by prior appointment with the sole selling agents:

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Location Plan

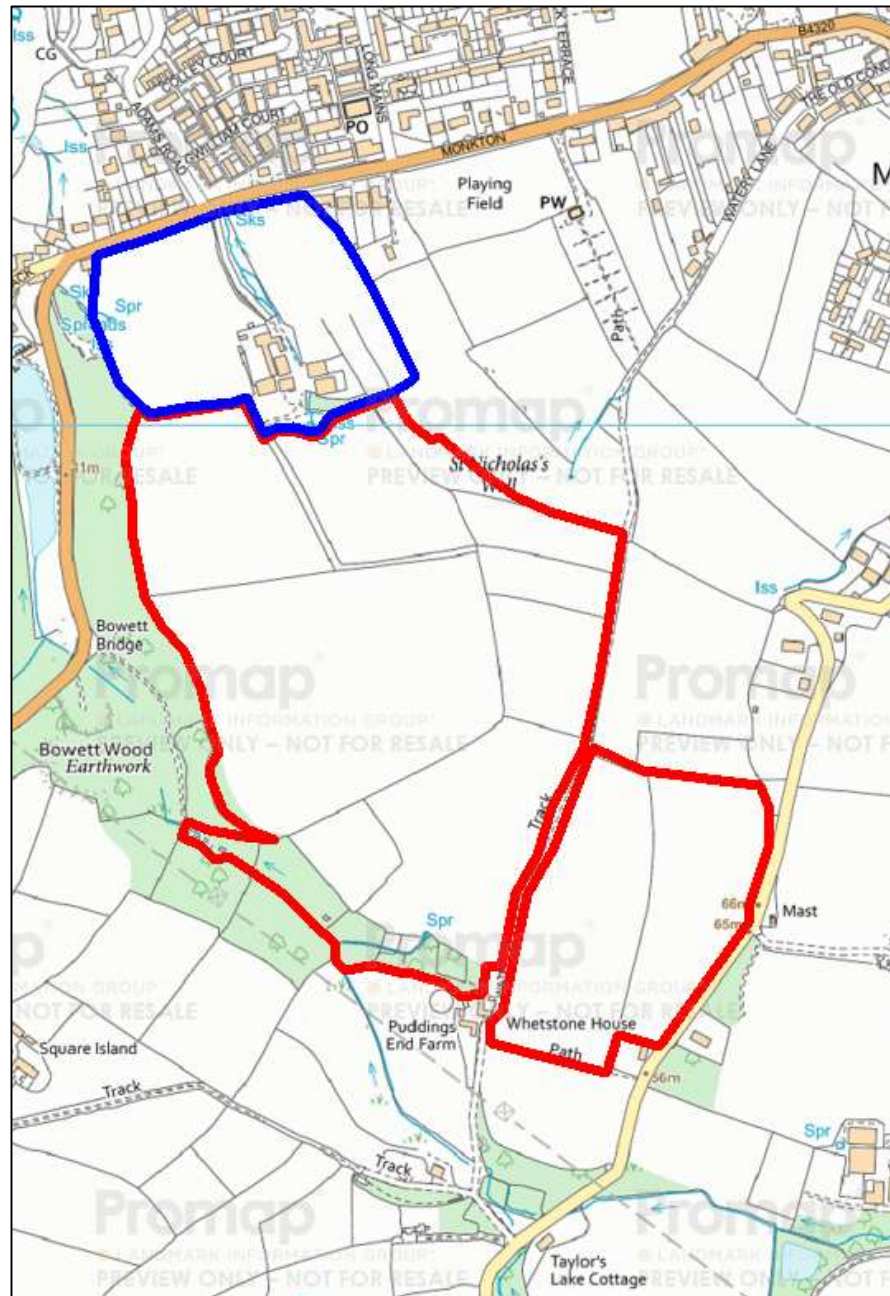


Floor Plan



Whilst every effort has been taken to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general purposes and should only be used as such by any prospective purchaser or tenant.
Plan produced using PlanUp.

Land Plan



For identification purposes only

Please note red area denotes land available via separate negotiation