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OWEN & OWEN
CHARTERED SURVEYORS

FOR SALE

**14.5 ACRES (5.89 HA) OF PERMANENT PASTURE
SITUATED ON THE EDGE OF HAVERFORDWEST**



**A useful block of amenity grassland
located close to the town of Haverfordwest**

**PRICE ON APPLICATION
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.

DESCRIPTION:

14.5 acres (5.89 ha) of grassland made up of two fields, as shown outlined in red on the attached plan. This land is situated alongside the B4330 between the town of Haverfordwest and the village of Camrose and is suitable for a variety of agricultural, equestrian or amenity uses subject to the necessary planning permission.

LOCATION:

The land lies to the East of the B4330, accessed by a roadside gateway.

DIRECTIONS:

From Haverfordwest travel north on the B4330 towards the village of Camrose. Proceed for approximately 1 mile. The land will be on your right-hand side. Please see attached location plan.

ACCESS:

From a roadside gate off the B4330.

BOUNDARIES:

Boundaries to the pasture are mature hedgerows comprising a number of trees providing useful shelter. The boundary fence is in within reasonable order.

SERVICES:

We understand that mains water is not currently connected but may be available nearby

EASEMENT, WAYLEAVES AND FOOTPATHS:

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

The fishing rights are believed to be held, further clarification will be made by the vendors solicitors.

LOCAL AUTHORITY:

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

METHOD OF SALE:

By Private Treaty

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.

GUIDE PRICE:

Price on Application, subject to contract.

SCHEDULE OF LAND

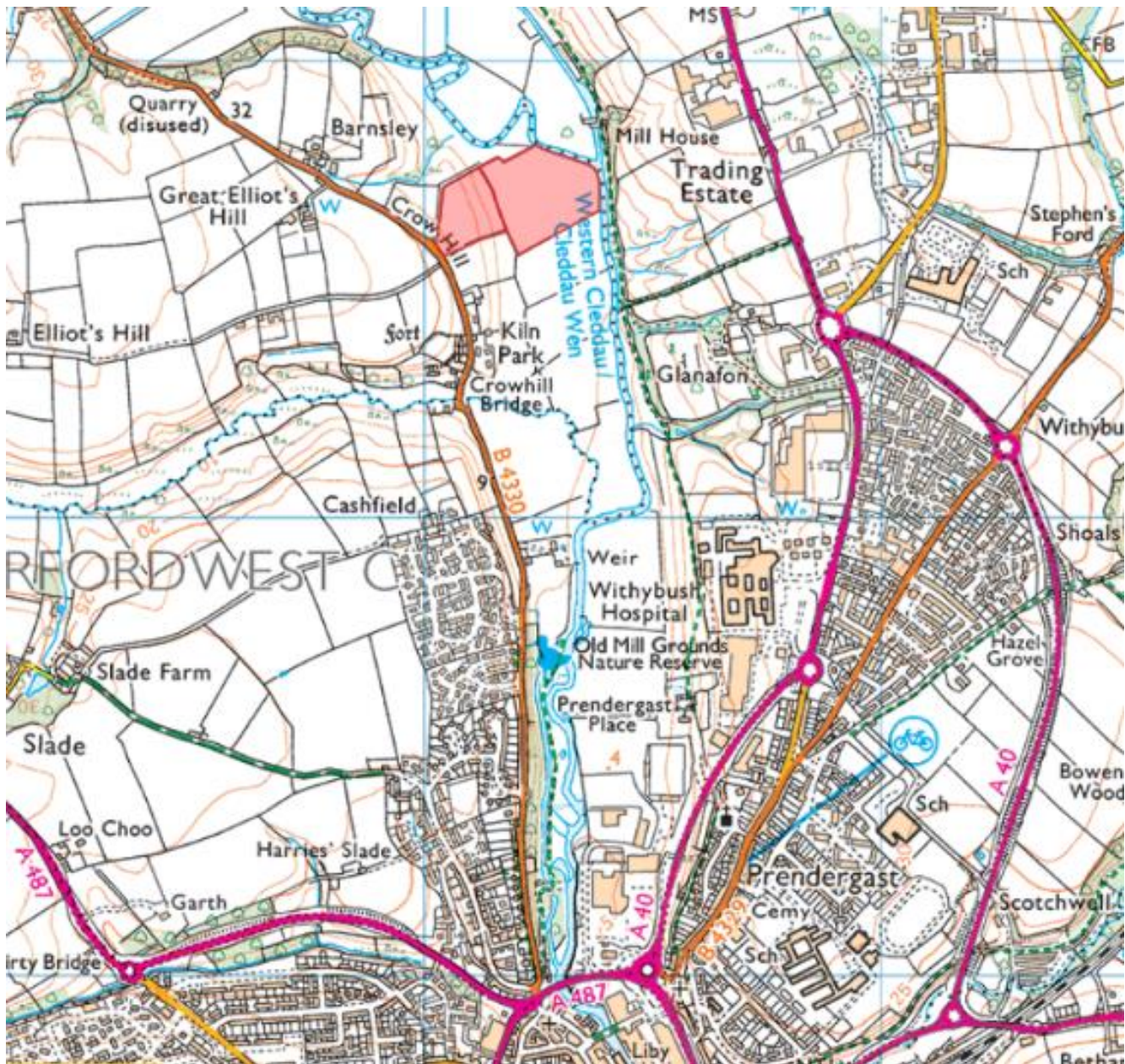
FIELD NO	ACRES	HECTARES
SM9517 1067	4.71	1.91
SM9517 2672	9.83	3.98
TOTAL	14.54	5.89

(Based on Rural Payments Wales Data)

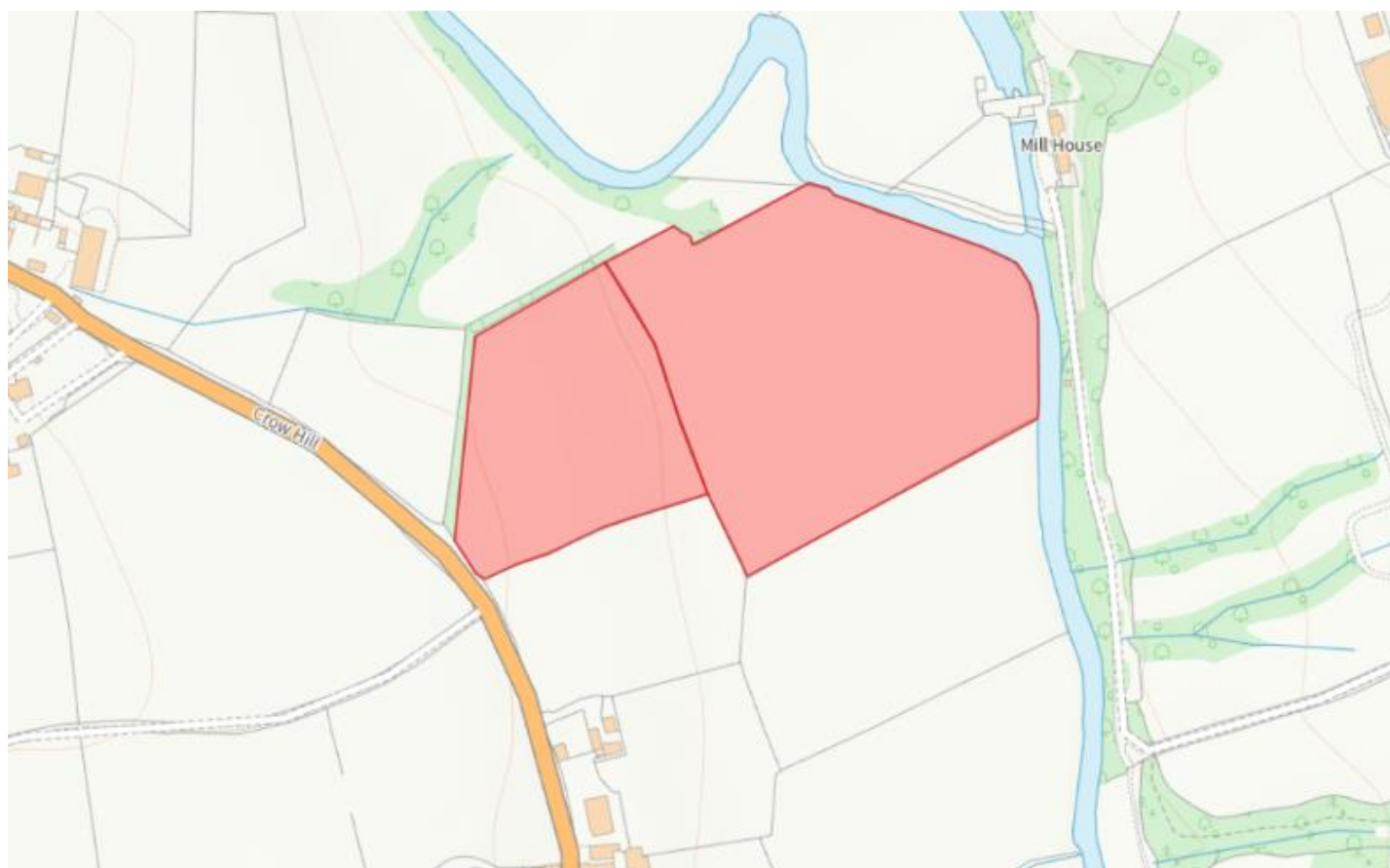
CONTACT DETAILS:

All enquiries should be made to the sole selling agents, Owen & Owen, 142 Main Street, Pembroke, SA71 4HN Telephone: 01646 621500. E-Mail: info@owenandowen.co.uk

LAND AT CROW HILL, HAVEFORDWEST, PEMBROKESHIRE, SA61 2UN



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For identification purposes. Not to scale.