



2.85 Acres or thereabouts of Pasture Land opposite Park Court, Trefin, Haverfordwest, Pembrokeshire, SA62 5AU

Auction Price Guide £30,000 - £50,000

Fronting onto Ffordd y Felin on the south eastern edge of the village a valuable block of Pasture Land which extends to 2.85 Acres or thereabouts on which there is medium to longer term Development potential (subject to any necessary Change of Use and/or Planning Consent). The Land is currently down to Permanent Pasture and is gently sloping with a south easterly aspect. There is a field gate access to the Land off Ffordd y Felin as well as an access in the northernmost corner of the field leading out onto the Cartlett to Abercastle Road. Rarely do small Pasture Enclosures of this nature in village locations appear on the 'Open Market' and the opportunity to purchase should not be missed. Early inspection strongly advised.

The Property will be offered 'For Sale' by Online Auction (Subject to Conditions of Sale and unless previously Sold) on Wednesday 3rd April 2024 between 12 noon and 2pm.

Online Auction Price Guide £30,000 - £50,000.

Vendors Solicitor:- Louise Harvey of Cowlings Swift & Kitchin, 8 Blake Street, York, YO1 8XJ. Telephone: 01904 697 287 or 01904 697 285.

Situation

The Land concerned is situated on the south eastern fringes of the village with frontage onto Ffordd y Felin. The field is situated within 200 yards or so of the centre of the village and its amenities.

Trefin is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (8 miles North East) and the Cathedral City of St Davids (8 miles South West). The County and Market Town of Haverfordwest is some 16 miles or so South East.

Trefin has the benefit of a Public House, Post Office/Cafe, a Chapel, Art Gallery and a Youth Hostel. Within a mile or so is the hamlet of Square & Compass which has the benefit of a Petrol Filling Station/Store and a Public House. The other well known village of Croesgoch is within 2 ½ miles or so and has the benefit of a Primary School, Art Gallery, Public House/Post Office, Repair Garage, Chapel, Hairdressers and an Agricultural Store.

The other well known villages of Mathry and Letterston are within a few miles of Trefin.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London, as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

The Pembrokeshire Coastline at Aberfelin is within a half a mile or so by road of the Property and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

Trefin stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Ffordd-y-Felin is the Council Road which links Square & Compass with the village of Trefin. Field OS No Pt 1846 and extending to 2.85 Acres or thereabouts is situated within 200 yards or so of the centre of the village.

Directions

From Fishguard take the Main A487 road south west in the direction of St Davids for some 7 miles passing through the village of Square and Compass and a few hundred yards or so further on take the turning on the right signposted to Trefin. Continue on this road for a mile or so and upon entering the village follow the road to the left and

proceed over the bridge and up the hill and the land concerned is opposite Park Court on the right hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A40 road north in the direction of Fishguard for 10 miles and in the village of Letterston take the turning on the left of the crossroads signposted to Mathry and St Davids. Continue on this road for 2 ½ miles or so passing through the hamlet of Castlemorris and some three quarters of a mile or so further on and upon reaching the 'T' junction with the Main A487 Fishguard to St Davids road bear left in the direction of St Davids. Continue on this road for approximately 2 miles and in the village of Square and Compass proceed through the village and on leaving the village take the turning on the right signposted to Trefin. Follow directions as above.

Description

Field OS No Pt 1846 extends to 2.85 Acres or thereabouts which is all down to permanent Pasture and is gently sloping with a south easterly aspect. There is a field gate access to the Land off Ffordd y Felin at or around point 'A' on the Plan as well as an old field gate access at point "B" on the Plan leading out onto the Cartlett to Abercastle Road.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500. The Land is highlighted in yellow on a copy of the Land Registry Plan. Title Number WA946033. This Plan is not to Scale.

Services

There are no Services connected to the Land, but we understand that all Mains Services i.e. Water, Electricity and Drainage are available in the vicinity of Ffordd y Felin and adjacent properties.

Tenure

Freehold with Vacant Possession upon Completion.

Overage/Clawback

The Land is sold subject to an Overage/Clawback Clause. In the event of Planning Consent being granted or deemed to be granted for Residential or Commercial Development over a period of 60 years as from the Completion date of the Sale, then the purchaser of the Land would be liable to pay to the seller or his successors a 50% uplift in the value of the Land, over and above the Online Auction Sale/Purchase Price.

Remarks

Rarely do small Pasture Enclosures of this nature appear on the market in village locations and the opportunity to purchase should not be missed. The Land is offered 'For Sale' with a realistic Auction Price Guide and is sold subject to an Overage/Clawback Clause in relation to Residential/Commercial development over a period of 60 years whereupon the Vendors/Sellers would clawback 50% of the increase in value over and above the Online

Auction Sale/Purchase Price. The Land is situated within a few hundred yards or so of the centre of the village of Trefin and is a gently sloping pasture enclosure which extends to 2.85 Acres or thereabouts. Early inspection strongly advised.

Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of Guide Prices quoted or within 10% of a Fixed Guide Price. The Guide Price can be subject to change.

How to Register and Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

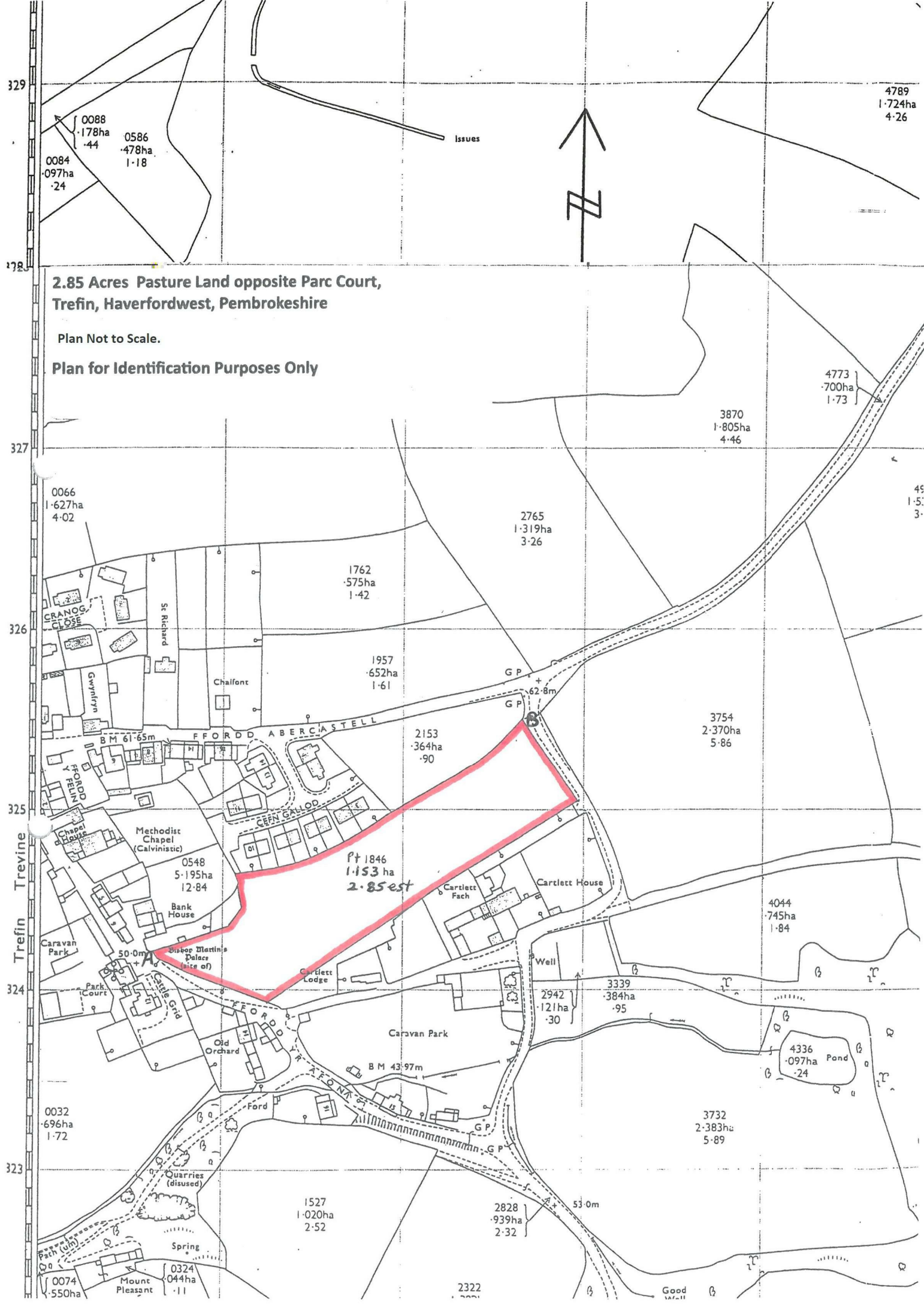
For Sale by Auction

The Property is to be Sold via Online Auction on Wednesday 3rd April 2024 between 12 noon and 2pm. You have to register via our Website to view the Legal Pack and to bid.

Administration Fee

N.B. J. J. Morris will charge an Administration Fee of £1,000.00 plus VAT (£1,200.00 inclusive of VAT) upon Completion of the Sale.

The Administration Charge is made in addition to the Purchase Price of the Property and in addition to the Purchasers own Legal Costs.



**2.85 Acres Pasture Land opposite Parc Court,
Trefin, Haverfordwest, Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only

Pt 1846
1.153 ha
2.85 est

329
178
327
326
325
324
323

Trevine
Trefin

4789
1.724ha
4.26

0088
1.178ha
.44
0586
4.478ha
1.18
0084
1.097ha
.24

4773
1.700ha
1.73

3870
1.805ha
4.46

2765
1.319ha
3.26

45
1.5
3

1762
1.575ha
1.42

1957
1.652ha
1.61

2153
1.364ha
.90

3754
2.370ha
5.86

4044
1.745ha
1.84

4336
1.097ha
.24

3732
2.383ha
5.89

1527
1.020ha
2.52

2828
1.939ha
2.32

2322

0074
1.550ha
0324
1.044ha
.11

Good Well



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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