

Lot 1 Land at Nolton Haven , Haverfordwest, SA62 3NH

Offers Around £600,000

A parcel of land of 83.5 acres or thereabouts, situated in a stunning location on the Pembrokeshire Coastline, having superb views over Nolton Haven and towards Newgale Beach, being within the Pembrokeshire Coast National Park and comprising good quality pasture and arable land together with a coastal slope that has a certain amenity value, extending to 61.57 acres or thereabouts plus 21.95 acres or so of coastal slope. This is a parcel of highly productive land that includes land suitable for a conservation project or similar. FURTHER LAND AND BUILDINGS (49.79 acres) ARE AVAILABLE AS LOT 2.

SITUATION

The land is situated within the highly sought after coastal village of Nolton Haven, one of the more picturesque beach villages on the scenic Pembrokeshire coastline and being some 6 miles or so west of the Market Town of Haverfordwest.

Local services can be found in the nearby villages of Broad Haven, Roch and Simpson Cross and these include Primary Schools, Convenience Stores etc., although Haverfordwest, as the principal administrative centre for the area benefits from an extensive range of facilities and amenities.

Agriculturally this area is renowned as being an early block of highly productive, high yielding land, suitable for grazing or arable purposes with surrounding land use being a mix of arable and livestock farms. The area is also a very popular year round holiday destination with visitors continually attracted to the unspoilt coastline that forms Britain's only coastal National Park.

DIRECTIONS

The land is located at SA62 3NH

DESCRIPTION



A plan of the land is attached for identification purposes only.

Extending to approx. 83.58 acres in total, being 61.63 acres or thereabouts of productive pasture and arable land that is predominantly level or gently sloping. Early productive land suitable for a mix of pasture and arable use, together with approximately 21.95 acres of coastal slope, suitable for a conservation project. The land is divided into useful sized easily worked enclosures and is well fenced and gated.

SCHEDULE

PARCEL	ACREAGE
9122	11.03
9202	6.16
7604	6.33
6511	10.16
5688	6.3
7288	6.5
8885	6.61
7272	4.26
6762	4.28
COAST	21.95
TOTAL	83.58

LOTTING



Lot 1 is edged red and extends to 83.58 acres and all enjoying a fantastic view.

Lot 2 is edged blue and extends to 49.86 acres or thereabouts and again is predominately level or gently sloping pasture land divided into easily worked enclosures and being ideally suited for arable purposes and including an extensive range of buildings.

SERVICES

Mains water is connected.

TENURE

Freehold with vacant possession upon completion. The Pembrokeshire coast footpath crosses the land.

BASIC PAYMENT SCHEME

The land is registered for Basic Payment purposes but no basic payment will be included with the sale.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA62 1TP TEL: 01437 764551

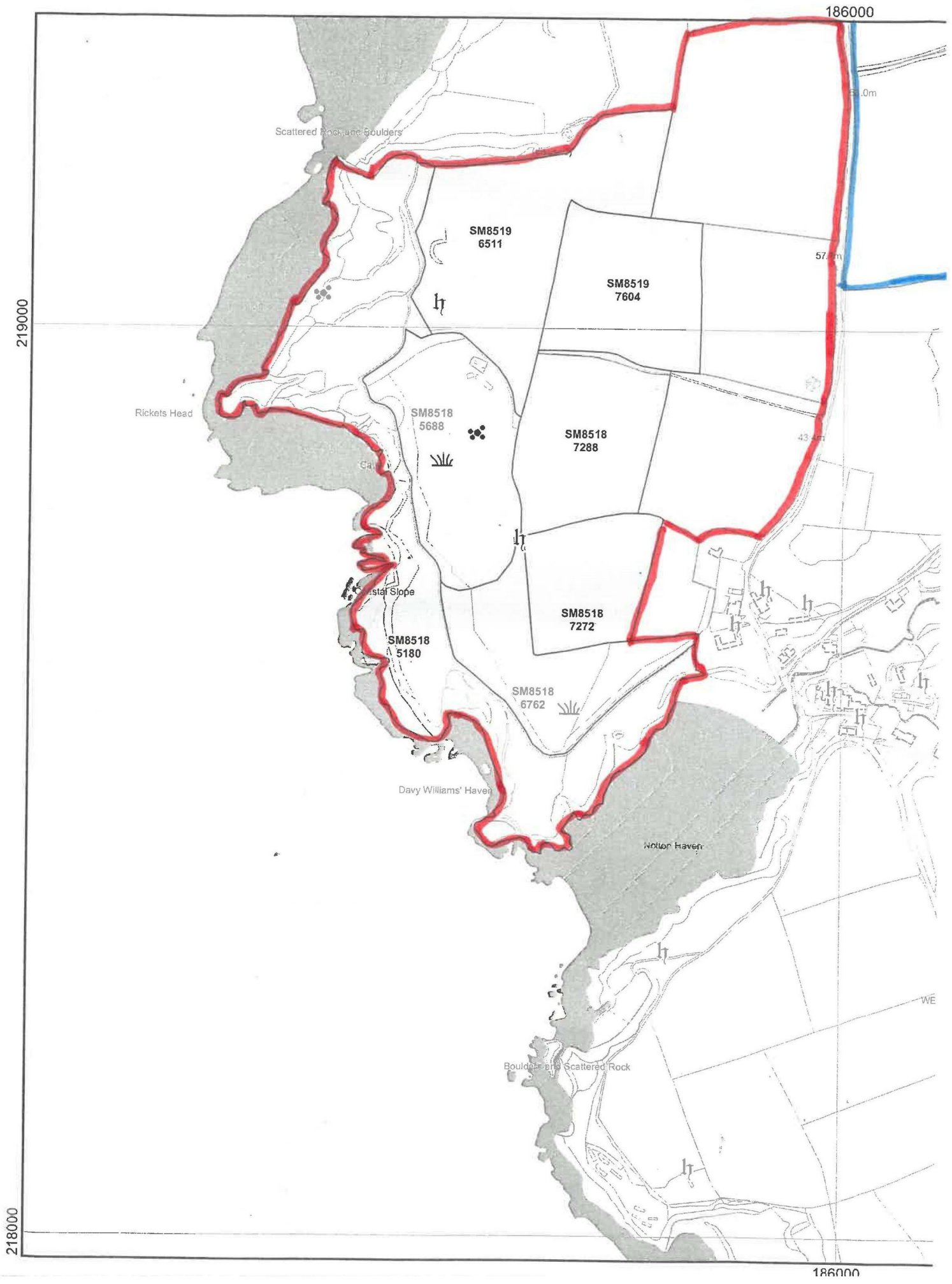
Pembrokeshire Coast National Park, National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY

GENERAL REMARKS

This is a rare opportunity to purchase a block of highly productive arable and pastureland in an outstanding coastal location and including approximately 21.95 acres of Cliff land that lends itself to some form of conservation project. The views of the Coastal inlet of Nolton Haven and the beach at Newgale need to be seen in order to be fully appreciated and we would recommend that any parties considering an alternative use for the land contact the planning department of the Pembrokeshire Coast National Park to establish whether their proposals require planning consent.

Viewing is highly recommended.

LAND PLAN - FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY



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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