



## **Approx. 1.5 Acres of Pastureland At Whitchurch Solva, Haverfordwest – SA62 6UD**

**£35,000**

1.5 Acres of pastureland situated within a mile or so of the picturesque harbour village of Solva, and within the Pembrokeshire Coast National Park.

Suitable for grazing and cropping with the potential for alternative use, subject to any necessary planning consents being obtained.

Roadside access and mains water connected.

## **Situation**

The land occupies a delightful rural setting between the small villages of Middle Mill and Whitchurch, in the West Pembrokeshire countryside, and being within a mile or so of the picturesque harbour village of Solva, which is a popular year round tourist destination. The historic cathedral city of St Davids is also within easy reach. Solva has the benefit of a good range of local services that include a primary school, several shops, restaurants, cafes, etc., with further services that cater for most everyday requirements also available within St Davids. The larger towns of Haverfordwest and Fishguard both lie within easy reach. Solva lies on the long distance Pembrokeshire coast footpath which meanders its way from Amroth on the border with the county of Carmarthenshire in the east to the banks of the River Teifi at St Dogmaels in the north, and the area is a popular year round holiday destination.

## **Directions**

The land is located between the villages of Middle Mill and Whitchurch. What 3 Words: duplicity.gullible.friends

## **Description**

A plan of the land is attached for identification purposes only. The land extends to some 1.5 acres or thereabouts and takes its access off the minor roadway that links Middle Mill to Whitchurch. The land is currently down to pasture but has a potential for other agricultural use being well fenced and gated with the benefit of a mains water supply. We consider that the land may have some potential for alternative use such as a campsite or similar, subject to any necessary planning consents being obtained, and interested parties are recommended to contact the planning department at the Pembrokeshire Coast National Park Authority. The land is equally suited for grazing, perhaps for equestrian use, etc.

## **Services**

We understand that mains water is connected to the land.

## **Tenure**

We understand that the land is freehold of tenure. Access is currently achieved off the adopted highway that links Middle Mill to Whitchurch.

## **Local Authority**

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP and Pembrokeshire Coast National Park, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY.

## **General Remarks**

This is a rare opportunity to purchase a small parcel of land that is located within easy reach of the pretty coastal village of Solva. The land is located within a belt of highly productive agricultural land and is suited for grazing or cropping, or perhaps, arable purposes, although prospective purchasers may feel that it is suitable for some form of amenity use subject to any necessary planning consents being obtained. Viewing is highly recommended.

## **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to 79-80mbps upload and 0-20mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## **Mobile Phone Coverage**

The Ofcom website states that the property has the following indoor mobile coverage EE Voice & Data Three Voice & Data O2 Voice & Data Vodafone. Voice & Data Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





Council Tax band: TBD

