



Pembrokeshire's Property Professionals

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Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors



Offers Invited £2,500,000

The Mart Ground, Bridge Meadow Lane

Haverfordwest SA61 2EX

An amazing opportunity to acquire the freehold interest in approximately 5.17 Acres, 2.09 (Hectares) of land and buildings in a strategic location within Haverfordwest immediately adjacent to the Bridge Meadow Retail Park and close to Withybush Retail Park within this busy County Town - a key commercial centre in West Wales.

Nearby occupiers include Morrisons and Halfords with Marks and Spencers, Boots The Chemist and Next at Withybush Retail Park.

Zoopa.co.uk  RICS

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The UK's number one property website

The site was designed as a Mart Ground or Smithfield and incorporates a range of substantial buildings. The main area has a gravelled or concrete base with two sets of double entrance gates and fencing surround. The rear section provides further parking facilities together with an area of scrub land.

Planning

We understand that the site is partially within the Settlement Boundary of the Local Development Plan and would prove ideal for parking, storage, a central delivery warehouse area and indeed retail.

VAT

The price quoted is exclusive of VAT (where applicable).

Legal Costs

Each Party to bear its own legal costs and charges.

Price

Offers invited in the region of £2,500,000. The Vendor may be willing to enter into a conditional Contract, or Option Agreement, subject to the grant of planning permission.

Viewing

Strictly by appointment with R K Lucas & Son.

Local Authority

Pembrokeshire County Council, Freemans Way, Haverfordwest SA61 2TP. (01437 764551).

Services

Contact Utility Companies.

Tenure

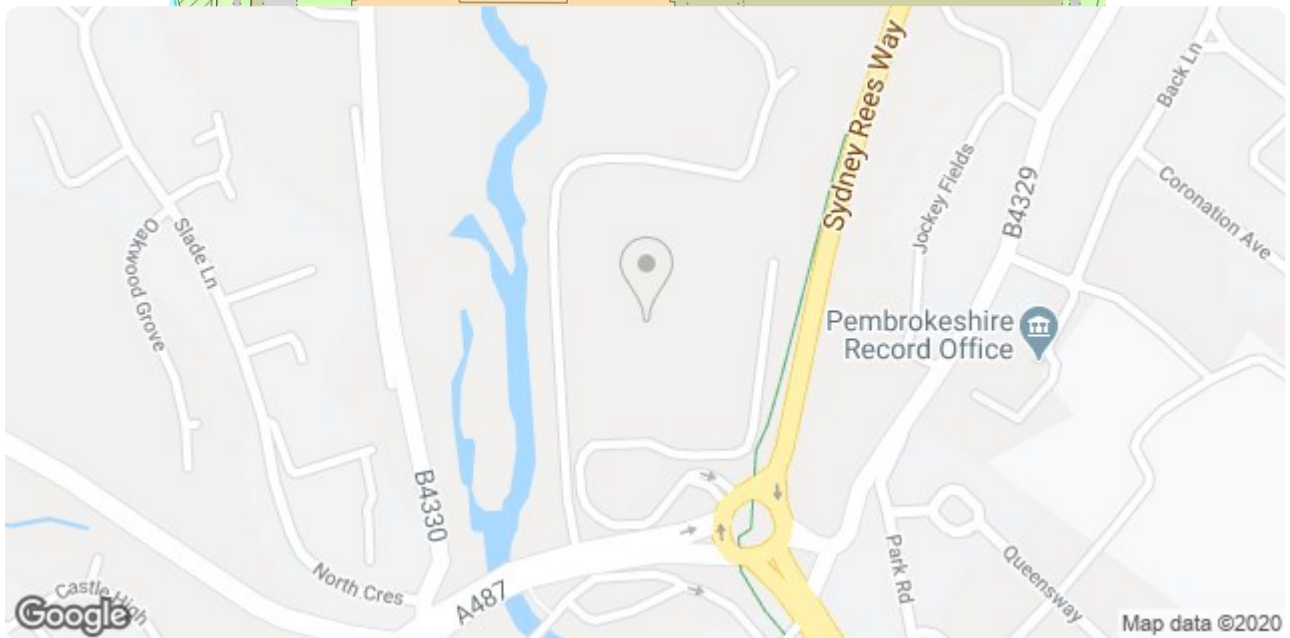
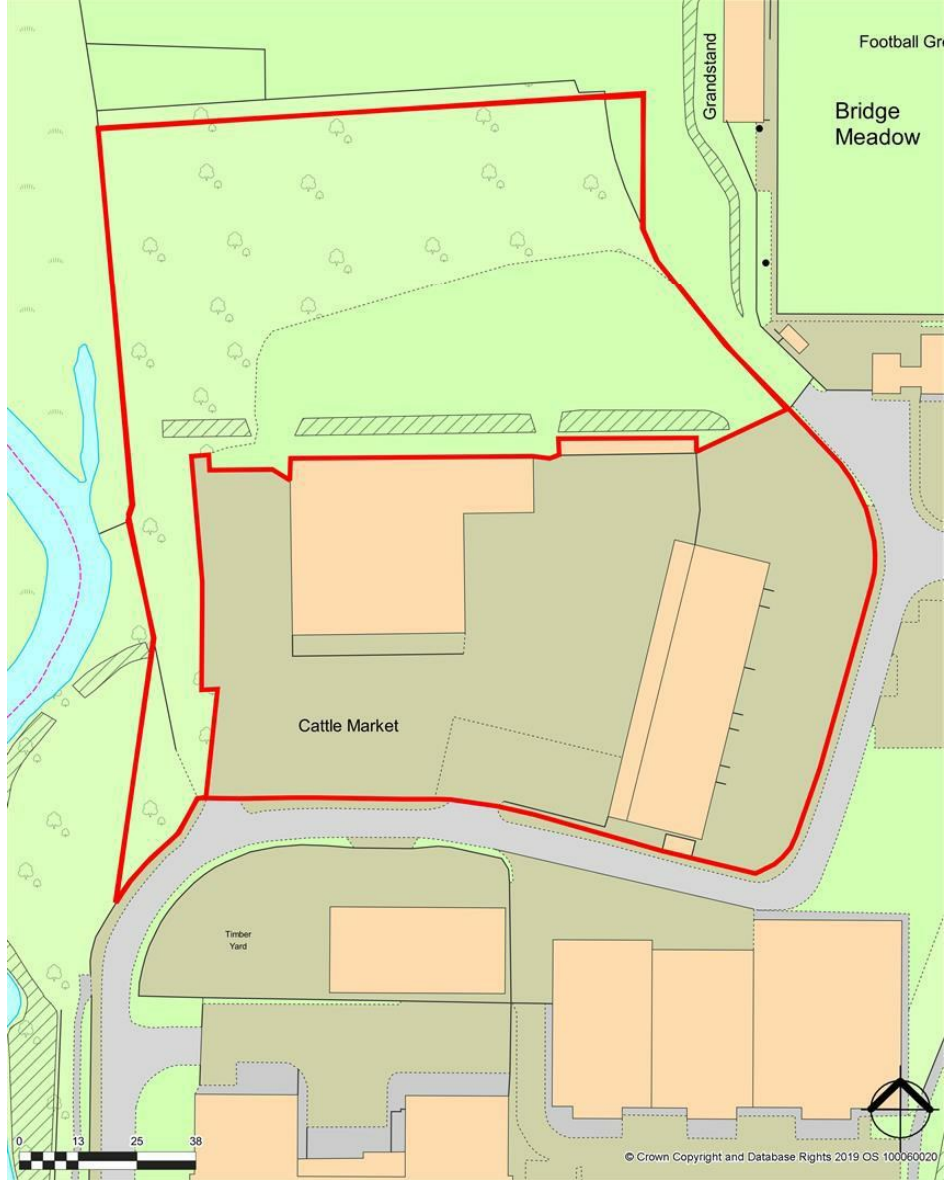
Freehold

Access

The property is currently accessed from the A487 trunk road by a private road running along the western side of the Bridge Meadow Retail Park, , over which the Vendor has a right of way.

SUBJECT TO CONTRACT AND AVAILABILITY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.