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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.

- Approx 5.17 acres
- Amazing investment opportunity

- Central location

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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.