

# The Mart Ground, Haverfordwest SA61 2EX



**£1,750,000**

- Approx 2.6 acres (with more available subject to negotiation)
- Central location
- Land and buildings
- Close to retail parks
- Suitable for various uses (subject to planning consent)
- Investment opportunity



FOR SALE OR TO LET - Flexible lease available - terms to be negotiated.

An amazing opportunity to acquire the freehold interest in approximately 2.6 Acres of land and buildings in a strategic location within Haverfordwest immediately adjacent to the Bridge Meadow Retail Park and close to Witybush Retail Park within this busy County Town - a key commercial centre in West Wales.

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. Further land is available (subject to negotiation) to the rear and could provide further parking facilities together with an area of scrub land.

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

**Pembrokeshire's Property Professionals**



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### **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.

Bridge Meadow Retail Park, over which the Vendor has a right of way.

**SUBJECT TO CONTRACT AND AVAILABILITY**

### **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 £1,750,000. 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**

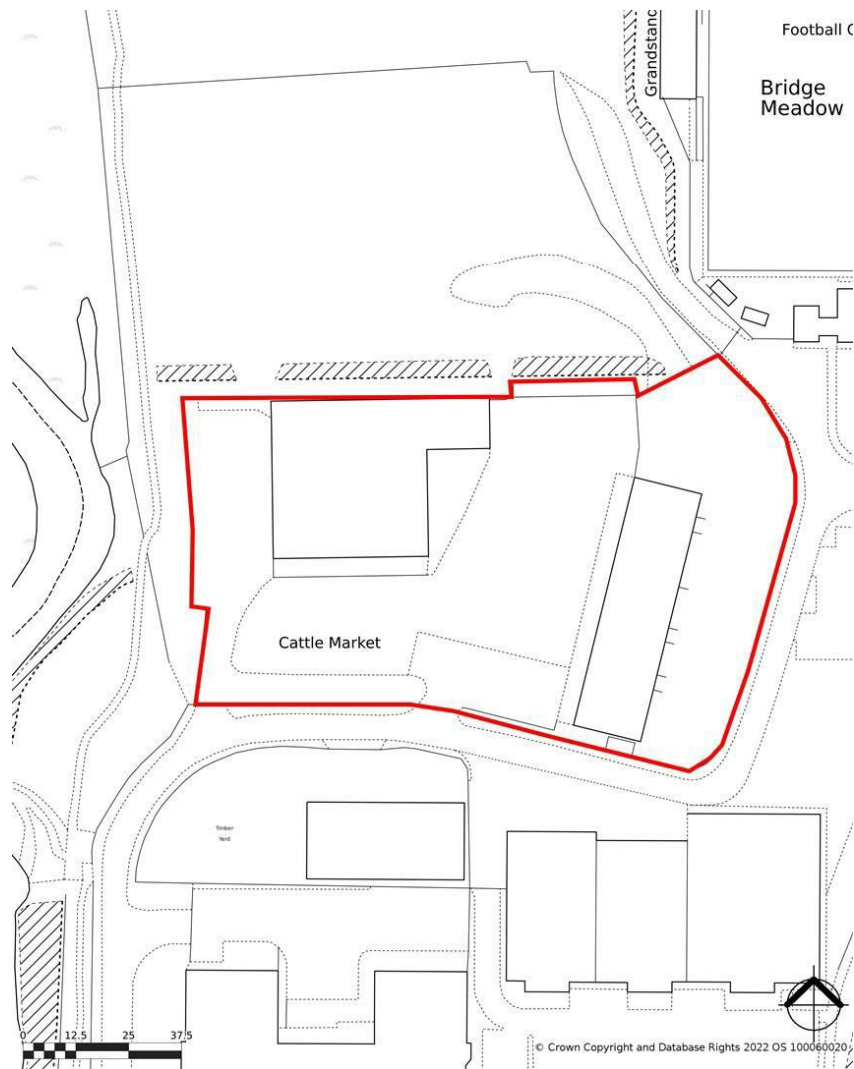
Contact Utility Companies.

### **Tenure**

Freehold

### **Access**

The property is currently accessed from the A487 trunk road by a private road running along the western side of the



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