



Benvenuto (Welcome), Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5PA

Price Guide £925,000

*Benvenuto is a delightfully situated 37.548 Acre Agricultural Holding/Stock Farm which stands within a mile or so of the popular village of Wolfscastle.

*The Property benefits a spacious Detached 4 Bedroom Bungalow Residence benefitting from Oil Central Heating, Double Glazing and both Cavity Wall and Loft Insulation.

*In addition, there are 2 Multipurpose Sheds 75' x 45' and 75' x 30' together with a 37.528 Acres of predominantly clean Pasture Land in excellent heart.

*Agricultural Holdings of this nature are few and far between and early inspection is strongly advised.

Situation

Benvenuto stands alongside the Wolfscastle to Hayscastle Council Maintained District Road and is within a mile or so of the village of Wolfscastle and the Main A40 Fishguard to Haverfordwest road.

Wolfscastle being close by has the benefit of a Primary School, Chapel, Church, a Public House/Restaurant, Country House/Hotel and a Pottery.

The County and Market Town of Haverfordwest is some 8 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 8 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The well known Market Town of Fishguard is some 8 miles or so north and Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland.

There are good road links along the Main A40 road from Wolfscastle to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Benvenuto is a 37.548 Acre Agricultural Holding which stands alongside the Wolfscastle to Hayscastle council maintained district road.

Directions

From Fishguard take Main A40 road south for some 7 miles and in the village of Wolfscastle take the second turning on the right (adjacent to The Wolfe Inn) in the direction of Hayscastle. Continue on this road for a mile or so and Benvenuto is the first Property on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A40 road north for some 7 miles and in the village of Wolfscastle take the turning on the left adjacent to The Wolfe Inn signposted to Hayscastle. Follow directions as above.

Description

Benvenuto comprises a Detached single storey Bungalow residence of cavity concrete block construction with rendered and whitened roughcast elevations under a pitched slate roof. Accommodation is as follows:-

Composite Double Glazed Door to:-

Hall



36'10" x 4'10" (11.23m x 1.47m)

With fitted carpet, 2 uPVC double glazed windows with vertical blinds, coved ceiling, 2 ceiling lights, radiator, smoke detector, central heating thermostat control, 1 power point, access to an Insulated Loft, 15 pane glazed door to Kitchen and door to:-

Sitting Room



18'3" x 15'11" (5.56m x 4.85m)

With an Amtico Oak floor, uPVC double glazed patio door to garden, coved ceiling, ceiling light, Marble fireplace with oak surround housing a coal effect electric fire, coved ceiling, ceiling light, 2 wall lights, TV point, 4 power points and 15 pane glazed double doors to:-

Kitchen/Breakfast Room



20'9" x 13'4" (6.32m x 4.06m)

With ceramic tile floor, range of fitted Oak floor and wall cupboards, inset single drainer one and a half bowl silk quartz sink unit with mixer tap. pine tongue and groove clad ceiling, 2 strip lights, built in Zanussi eye level electric Double Oven, Zanussi 4 ring Ceramic Hob, Cooker Hood, built in Zanussi refrigerator, built in Siemens dishwasher, uPVC double glazed window with vertical blinds, part tile surround, TV aerial cable, ample power points, door to Utility Room and archway to:-

Dining Room



20'9" x 13'0" (6.32m x 3.96m)

With an Amtico Oak floor, 3 uPVC double glazed windows (2 affording rural views) double panelled radiator, cove and artex ceiling, 2 ceiling lights, telephone point, radiator and 4 power points.

Utility Room



20'9" x 9'5" (6.32m x 2.87m)

With ceramic tile floor, Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), composite double glazed door to exterior, floor cupboards, single drainer stainless steel sink unit with hot and cold, worktop, coved ceiling, strip light, plumbing for automatic washing machine, electricity consumer unit, coat hooks, power points and door to:-

Separate WC



8'3" x 3'5" (2.51m x 1.04m)

With ceramic tile floor, half tiled walls, suite of Wash Hand Basin and WC, coved ceiling, ceiling light, uPVC double glazed window, toilet roll holder, towel ring and radiator.

Bedroom 1



15'7" x 13'1" (4.75m x 3.99m)

With fitted carpet, 2 uPVC double glazed windows, covered ceiling, ceiling light, radiator, 4 power points and door to:-

Bedroom 2



15'7" x 13'1" (4.75m x 3.99m)

With fitted carpet, uPVC double glazed window, radiator, covered ceiling, ceiling light and 2 power points.

Ensuite Shower Room



With vinyl floor covering, half tiled walls, radiator, uPVC double glazed window with vertical blinds, covered ceiling, ceiling light, extractor fan, suite of Wash Hand Basin in a vanity surround, WC and a glazed and tile Shower Cubicle with a thermostatic shower, toilet roll holder and a mirror fronted bathroom cabinet.

Inner Hall

12'9" x 3'3" (3.89m x 0.99m)

With fitted carpet, covered ceiling, ceiling light and a smoke detector (not tested).

Bathroom



9'2" x 8'7" (2.79m x 2.62m)

With vinyl floor covering, white suite of pine panelled Bath, Wash Hand Basin and WC, half tiled walls, covered ceiling, ceiling light, mirror fronted bathroom cabinet, Manrose extractor fan, glass shelf and radiator.

Walk in Airing Cupboard

7'11" x 4'11" (2.41m x 1.50m)

With fitted carpet, fitted shelves, radiator and ceiling light.

Bedroom 3



13'1" x 10'0" maximum (3.99m x 3.05m maximum)
With fitted carpet, 2 uPVC double glazed windows, coved ceiling, ceiling light, radiator, TV point and 4 power points.

Bedroom 4



13'2" x 10'1" maximum (4.01m x 3.07m maximum)
With fitted carpet, radiator, 2 uPVC double glazed windows, coved ceiling, ceiling light, TV point and 4 power points.

Externally

Directly to the fore of the Property is a large Paved Patio and beyond is a Chipping Hardstanding which allows for ample Vehicle Parking and Turning Space. There is a Block Pavior hardstanding to the side and rear of the Property which allows for additional vehicle parking and directly to the rear is a good sized level Lawned Garden with a raised Flower and Shrub Border with Conifers, Hydrangeas and Flowering Shrubs. There is a concrete and paved path surround to the Property and adjacent to the southern gable end is a raised Vegetable Garden together with an Aluminium Greenhouse 8'0" x 6'0".

Oil Tank.

2 Outside Water Taps and 4 Outside Electric Lights (1 Solar Light). There is also a Flood Light attached to the Multipurpose Shed.

Within close proximity of the Bungalow are a range of Outbuildings as follows:-

Multipurpose Shed



75'0" x 45'0" (22.86m x 13.72m)

Of steel stanchion construction with 6'0" high shuttered concrete walls with box profile cladding and a corrugated cement fibre roof. It has double sliding doors, electric light and power points.

Adjoining is an:-

Implement/Store Shed

75'0" x 30'0" (22.86m x 9.14m)

Of steel stanchion construction with a 6'0" high shuttered concrete dividing wall and low concrete perimeter walls together with box profile cladding and a corrugated cement fibre roof.

Adjacent to the Sheds is a Concrete Hardstanding/Feeding Yard together with a 7,000 Gallon Underground Slurry/Dirty Water Store.

There is also a Big Bale Compound.

The Land in total extends to 37.548 Acres or thereabouts of which there is approximately 36.50 Acres of predominantly clean Pasture Land which includes 4 Acres or thereabouts of sloping Pasture Land which is bounded by a small river which is known as Nant-y-Coi Brook. The Land also benefits from a mains (metered) water supply and is all sheep fenced.

The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/5000.

Services

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. Cavity Wall and Loft

Insulation. Oil Central Heating. uPVC Double Glazed Windows and Patio Door. 2 Composite Double Glazed Entrance Doors. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Planning

Benvenuto benefits from an Agricultural Dwelling Planning Consent reference D2/92/1159. A copy of the Planning Consent is attached.

Remarks

Benvenuto is a conveniently situated 37.50 Acre Agricultural/Residential Holding which stands within a mile or so of the Main A40 Fishguard to Haverfordwest road. It benefits a spacious Detached 4 bedroom Bungalow residence together with a useful range of Modern Outbuildings and some 37.548 Acres or thereabouts of predominantly clean gently sloping Pasture Land. Agricultural Holdings of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.

Outline planning permission

Name and address of applicant

Name and address of agent (if any)

Part I—Particulars of application

Date of application:

08.01.93

Application no.

D2/92/1159

Particulars and location of development:

AGRICULTURAL BUNGALOW : PART OF COLD COMFORT FARM,
WOLFSCASTLE, HAVERFORDWEST

Part II—Particulars of decision

The Preseli District Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
2. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality, in agriculture (as defined in Section 336(1) of the Town and Country Planning Act, 1990), or in forestry or a dependant of such a person residing with him/her or a widow or widower of such a person.
3. Detailed drawings showing the plans and elevations of the buildings, the layout of the site, an overall landscaping and planting scheme, the means of vehicular access and adequate vehicular, parking and turning facilities shall be submitted to and approved by the Local Planning Authority before any development is commenced on the site.
4. The detailed drawings referred to in Condition 3 shall incorporate the following design brief. The design shall take full account of the traditional design criteria of the area in terms of mass, form, proportions, materials and detailing. In particular, the building shall have a 40° pitched roof covered in natural slate or dark grey fibre slates. Building spans shall

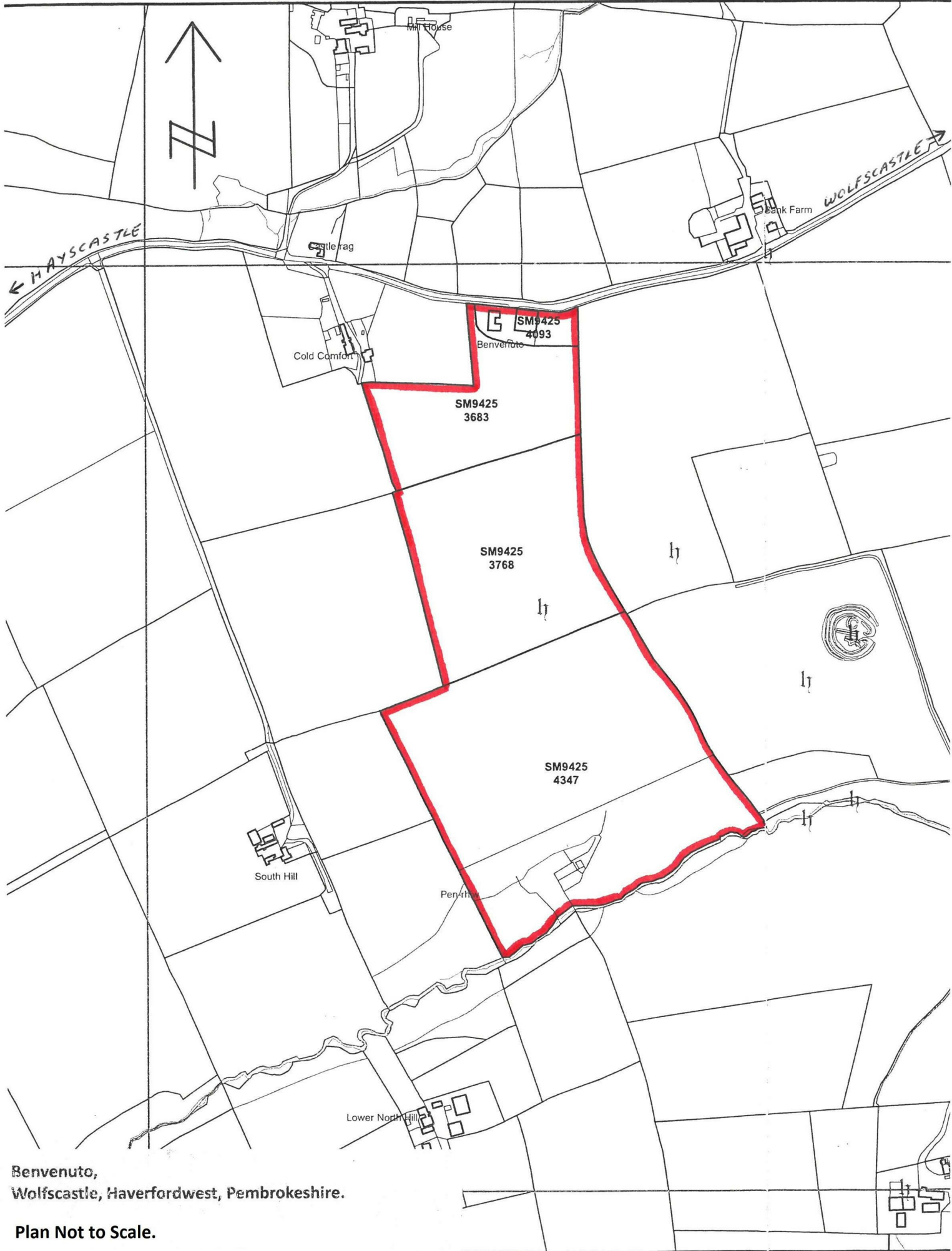
The reasons for the conditions are:

1. Required to be imposed pursuant to section ⁹²~~42~~ of the Town and Country Planning Act ¹⁹⁹⁰~~1977~~.
2. The site lies in an area within which the Local Planning Authority would not normally grant permission for new residential development. This permission is only granted because of the special agricultural need and the residential occupancy is restricted accordingly.

Date **24 FEB 1993**


Chief Planning Officer
(LT/VG)

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment byelaw, order or regulation.



Benvenuto,
Wolfscastle, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

Conditions - continued

not exceed 20ft. and external walls shall be roughcast or smooth rendered and coloured. Windows shall have a distinct vertical emphasis and subscribe to one modular width and components of that width throughout the building. Any chimney stacks shall be symmetrically mounted astride the ridge and finished entirely in red engineering brickwork to the attached detail (Ref. D2/92/1159/A).

5. A scheme for additional trees and shrubs to be planted on the land shall be submitted to the Local Planning Authority for approval at the time of the submission of detailed proposals. The scheme shall include for the division off of the application site from the remainder of the land holding by means of a hedgebank and/or a hedge incorporating indigenous species such as hawthorn or blackthorn.
6. The existing hedgerows on the site shall be protected during the development operations and thereafter be retained at all times to the satisfaction of the Local Planning Authority.
7. The agreed landscaping and planting scheme shall be carried out during the first planting season following the date when the dwelling is occupied.
8. Adequate facilities for parking and turning shall be made available at all times within the curtilage of the site to the satisfaction of the Local Planning Authority and plans showing these arrangements shall be submitted for approval. These works are to be completed before the development is brought into use.
9. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway.
10. The surface of the Drive shall be paved for a minimum distance of 10 metres behind the edge of carriageway.
11. The proposed septic tank and ancillary soakaway system must conform to BS6297 and no part of the system is to be sited within 10m. of any watercourse.

Reasons - continued

3. To enable the Local Planning Authority to retain control of the development.
4. To achieve a satisfactory standard of design.
- 5,6. In the interests of visual amenity and to assist in the assimilation of the building into the landscape.
7. To ensure that the approved scheme is carried out within a reasonable period.
8. To reduce the likelihood of obstruction of the highway or danger to road users when vehicles are leaving the premises.
9. In the interests of road safety.
10. To ensure that no deleterious material is carried onto the road.
11. To ensure a satisfactory method of drainage.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Summit House, Windsor Place, Cardiff CF1 3BX. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

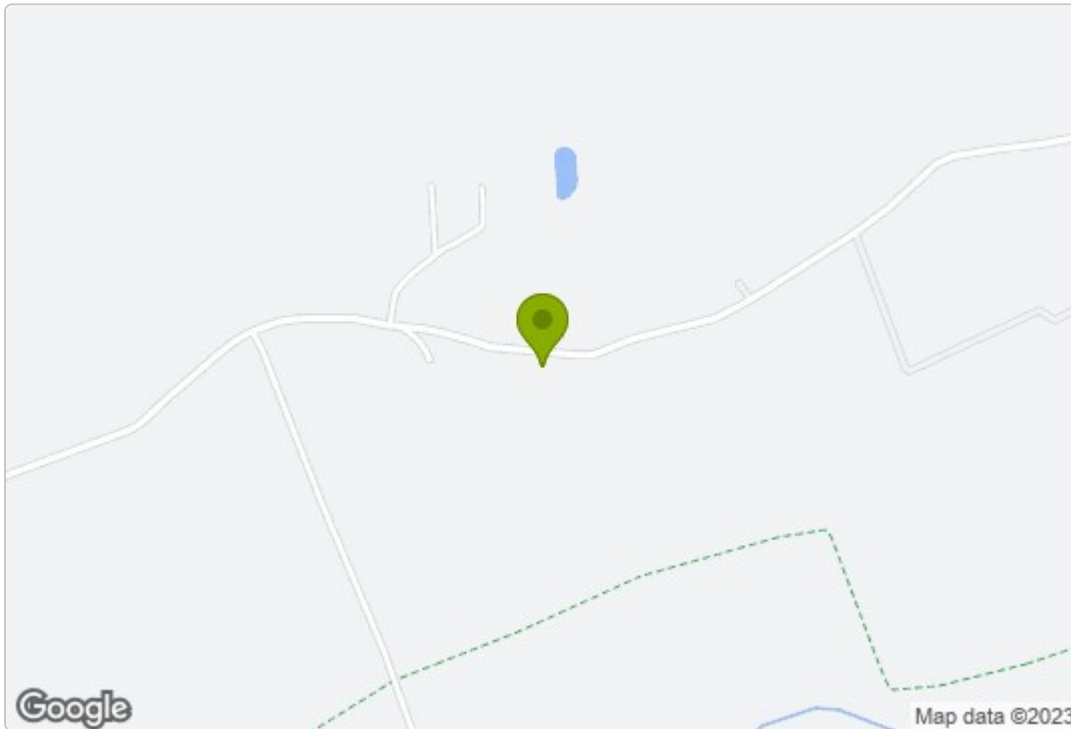
(a) *The Statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.*

Floor Plan

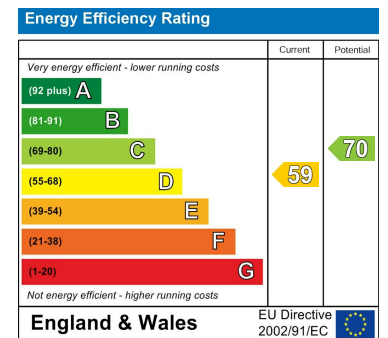


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be inaccurately sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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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