



Wakeley Meadow Pembrokeshire

A fine coastal meadow located between Solva and St Davids in Pembrokeshire with excellent views across St Brides Bay.

Details

Price: £69,000 Freehold
Location: Solva, St Davids, Pembrokeshire
Size: Over 4 ¼ acres for sale
OS Landranger: OS No 157
Grid ref: SM 783 247
Nearest post code: SA62 6UG

Local manager

Anton Baskerville
07952 694 652
anton@woodlands.co.uk



Description

Wakeley Meadow lies within the coastal Pembrokeshire national park, set back just a short distance from the jagged cliffs and deep blue coves of the St Davids headland. This position affords is splendid views out to sea and across surrounding countryside, offering the opportunity to own a small parcel of private land in one of the UK's most beautiful locations. Throughout the seasons this meadow basks in the natural splendour of its surroundings and is a lovely place to spend time, be that in the atmospheric mists of autumn or under hot summer skies. The abundance of walking and other outdoor pursuits in the immediate vicinity make it a hub from which one can explore this magical part of West Wales.

The meadow has had prior agricultural use, having been cut for hay in recent years. It now presents an opportunity for those interested in planting trees or pursuing the development of a wildflower meadow, or perhaps both. It is accessed via a stoned track enabling year round vehicular access. The track terminates in the eastern section of the meadow where a small area of hardstanding provides space to park a vehicle. From here, the land spreads out in a southerly direction towards the coast in a near perfect rectangle, with substantial Pembrokeshire banks forming all four boundaries. The banks host a range of hedgerow species which act as both habitats for wildlife and a source of privacy and shelter. Additional trees could be planted along these boundaries.

The meadow's coastal location could be considered when selecting species to plant on the land, with native species strongly recommended such as Willow, Hawthorn, Juniper, Wild Privet or Gorse. These are also hardier species which will fare better in this location. These may be utilised at the meadow's edge, to provide a shelter belt which could shield other species more centrally. Open rides, glades or sections of meadow would also work well, providing space for plants, flowers and insects. The land is almost entirely flat in nature with just a very gentle gradient running from north to south, down towards St Brides Bay.

This meadow would be a perfect fit for those with a love of the outdoors and coastal scenery, providing a retreat where one can spend time close to nature and develop a lasting legacy for the benefit of future generations.

In terms of finding the meadow, when heading along the A487 from Solva towards St Davids, look out for a turning on your left signed posted to 'Trelerw' and leave the main road here. There is also a "planting land for sale" sign on the verge next to the turning. This turning is located in between the hamlet of Nine Wells and the Texaco garage on the outskirts of St Davids. After turning, follow this smaller road for roughly 250m and the entrance gate will be on your left hand side, marked by another sign. Please park here and climb the gate. Follow the track which leads straight ahead of you all the way to the end which is around 400m. At the end turn right and follow the track which will then turn 90 degrees to the left. The entrance to Wakeley Meadow is 50m straight ahead.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Features

- Stunning coastal location
- Private land with no public rights of way
- Within easy reach of both Solva & St Davids
- Excellent grassland with potential for diversification or tree planting

Access, tracks and footpaths

The meadow is accessed via a stoned track which ensures year round vehicular access. There are no public rights of way across the land.

Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

This local area is regarded as a haven for a variety of outdoor pursuits including walking, nature watching, cycling, diving, coasteering, surfing and climbing to name a few. A number of excellent beaches are within easy reach of the meadow including Whitesands Bay, Newgale and Little Haven.

Local area and history

St Davids is Britain's smallest city and the final resting place of the eponymous Patron Saint of Wales. Formerly an important religious centre, exemplified by the historic Cathedral and Bishop's Palace, the area is now a haven for walking and other outdoor pursuits, particularly renowned for the landscapes of the Pembrokeshire coastal path. St Bride's Bay, demarcated by Skomer

island to the South and Ramsey island to the North, provides a striking backdrop to this section of coastal Wales.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Wakeley Meadow is accessed via a stoned track from the public highway Ffos Y Mynach, just off the A487 between Solva and St Davids.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. Thereafter please follow the maps.

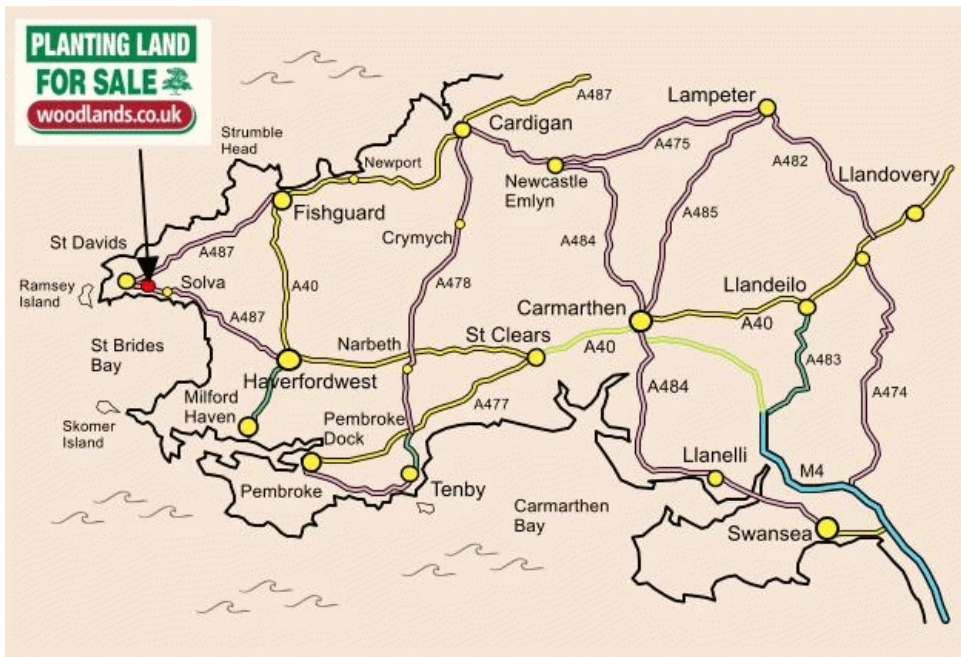
Satnav: the postcode **SA62 6UG** is the nearest to meadow, but please note it is a short drive from the entrance.

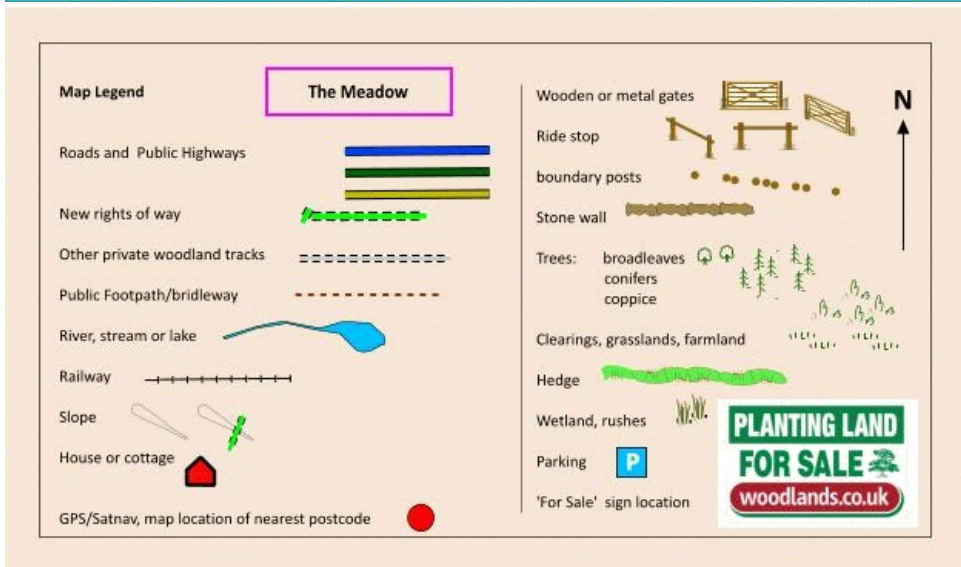
Coordinates for satnav are: 51° 52' 41" N, 5° 13' 43" W for the metal gate at the start of the access track.

When heading along the A487 from Solva towards St Davids, look out for a turning on your left signed posted to 'Trelerw' and leave the main road here. There is also a "planting land for sale" sign on the verge next to the turning. This turning is located in between the hamlet of Nine Wells and the Texaco garage on the outskirts of St Davids. After turning, follow this smaller road for roughly 250m and the entrance gate will be on your left hand side, marked by another sign. Please park here and climb the gate. Follow the track which leads straight ahead of you all the way to the end which is around 400m. At the end turn right and follow the track which will then turn 90 degrees to the left. The entrance to Wakeley Meadow is 50m straight ahead.

Boundaries:

The meadow is bordered on all sides by substantial Pembrokeshire banks upon which hedgerow species can be found.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.