



## Hunters Meadow Pembrokeshire

A rare and substantial coastal meadow in a magical setting on the Pembrokeshire coast.

### Details

**Price:** £129,000 Freehold  
**Location:** Solva, St David's, Pembrokeshire  
**Size:** Nearly 7 ¼ acres for sale  
**OS Landranger:** OS No 157  
**Grid ref:** SM 779 245  
**Nearest post code:** SA62 6UG

### Local manager

**Anton Baskerville**  
07952 694 652  
[anton@woodlands.co.uk](mailto:anton@woodlands.co.uk)



## Description

Set within the dramatic scenery of the Pembrokeshire coast, Hunters Meadow occupies nearly 7 1/4 magnificent acres of coastal Wales on the St David Headland. With uninterrupted views out across St Brides Bay and beyond, Hunters Meadow is an oasis of tranquillity in one of the UK's most renowned beauty spots.

With only Morfa Common separating the meadow from the Pembrokeshire Coastal path and the sea beyond, the meadow is uniquely positioned as there is no privately owned land beyond it. This affords a wonderful sense of connection to the coastal scenery and the ocean.

The land is predominantly flat in nature, with a very slight gradient from the top of the meadow towards the sea. It is currently down to grass, having been cut for hay in recent years as a result of its prior use as agricultural land. The borders of the meadow consist almost entirely of well established Pembrokeshire banks, containing a combination of stone, earth, stockproof fencing and hedgerow species. These offer both privacy from neighbouring land and a break from the elements. These banks mark three of the four sides of the meadow, with the other demarcated by a line of post and rail.

With regards to planting, one may wish to consider the coastal location of the meadow when selecting species of trees to plant. Even though the banks at the meadow's edge do provide some shelter, certain species may fare better than others. With regards to a planting plan, one may wish to consider species including sycamore, juniper, hornbeam or hawthorn. These may be particularly well suited to the perimeter of the meadow, thereby creating a shelter belt which could shield other species further in, such as oaks, alders or pines.

Hunters Meadow would be an ideal choice for those with environmental, conservation or amenity interests, offering a rare opportunity to own land in a truly magical location.

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, marker by another sign. Please park here and climb the gate. Looking slightly to your right and follow the access track which runs diagonally across a small field and then along the left hand side of a much larger field. At the end of this field the track will run through a bank, at which point Hunters Meadow is on your right hand side. A map marking the access track can be found under the 'Wood Maps' tab.

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.

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### Access, tracks and footpaths

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Flint Meadow comes with freehold title and is accessed via a track which runs from a public highway. There is a public footpath which runs inside the western boundary of the meadow, which can be used to directly access the Pembrokeshire coastal path from the land via a stile in the south west corner. A prospective buyer could fence off the footpath if they so wished, thereby creating a new boundary just inside the current one, leaving the path open to use. Our understanding is that the path is used on an infrequent basis.

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### Rights and covenants

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### Activities

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There 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.

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### Local area and history

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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.

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### How to find this meadow

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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

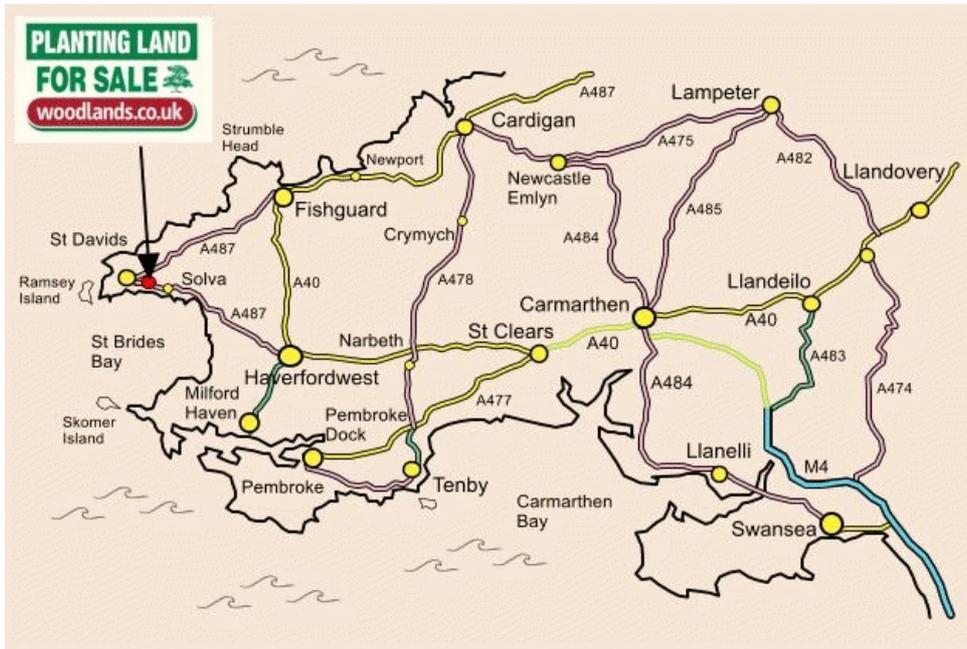
Hunters Meadow is accessed via a stoned track from the public highway Ffos Y Mynach, just off the A487 between Solva and St Davids.

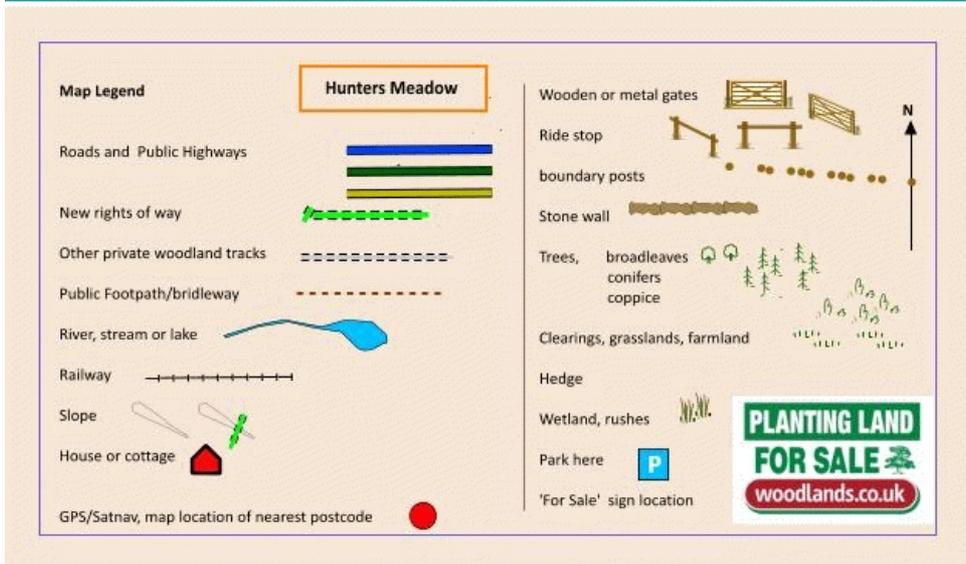
[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. Thereafter please follow the maps.

**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.

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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.