



THE PUMP HOUSE

Little Newcastle | Haverfordwest | SA62 5TD



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Fine & Country are proud to present an exceptional development opportunity in a stunning rural setting. This freehold plot comes with full planning permission for a bespoke four double bedroom home with a detached garage. Offering huge potential for complete off grid living, the site is perfectly suited for sustainable energy solutions, including solar and hydro power. The property is within walking distance of the local village and provides easy access to the breathtaking Pembrokeshire coastline.

This unique plot includes a generous garden area that slopes down to a fast-flowing stream. With the potential for hydroelectric power, when combined with solar or wind energy, this property offers an exciting opportunity for sustainable living. A borehole has previously been in place on site, and planning permission includes a sewage treatment plant, making this an ideal prospect for buyers looking to embrace self-sufficient living.

The Pump House is located on the edge of the charming village of Little Newcastle, just a short walk from the welcoming local pub. The towns of Haverfordwest and Fishguard are both within easy reach, while the stunning North Pembrokeshire coastline provides a spectacular backdrop to this peaceful and thriving community. Offering a rare opportunity to design and build your dream home, this project seamlessly blends tranquillity with accessibility, making it an outstanding investment.

Description

- Exciting development opportunity in a stunning rural setting
- Full planning permission granted for a four-bedroom home with a detached garage
- Exceptional potential for off-grid living with solar, hydro, and wind energy integration





- Within walking distance of a charming village and a traditional country pub
- Easy access to the spectacular North Pembrokeshire coastline and nearby towns

A Unique Off-Grid Development Opportunity

Nestled on the edge of the peaceful and welcoming village of Little Newcastle, this remarkable development plot offers a rare opportunity to create a sustainable, self-sufficient home in an idyllic countryside setting.

With full planning permission (Ref: 22/1151/PA) for a four-bedroom residence and a detached garage, this project is perfect for those seeking an eco-conscious lifestyle without compromising on accessibility and community. One of the most exciting aspects of this site is its potential for complete off-grid living.

The land includes a fast-flowing stream, which, combined with solar or wind power, presents an excellent opportunity for hydroelectric energy generation (subject to necessary consents). The presence of a borehole and approved plans for a sewage treatment plant further enhance the sustainability credentials of this unique property.

A Picturesque Rural Location with Excellent Connectivity

Situated within walking distance of Little Newcastle's charming village centre, the property enjoys a peaceful yet connected location. A traditional country pub sits at the heart of the community, offering a warm welcome to locals and visitors alike.



For those who love the outdoors, the property's proximity to the stunning North Pembrokeshire coastline makes it a paradise for walkers, cyclists, and nature enthusiasts. The towns of Haverfordwest and Fishguard are both easily accessible, offering a range of amenities, shopping, and transport links.

External and Land Overview

Accessed via a quiet country lane, the plot offers ample parking leading up to the proposed double garage.

The land extends generously around the site, bordered by:

- A meandering stream to the east, offering a scenic and practical water source.
- A country roadway to the north, ensuring convenient access.
- Woodland and open farmland to the west and south, enhancing privacy and rural charm.

This large and versatile plot provides plenty of scope for landscaping and garden design, allowing future owners to create a setting that perfectly complements their dream home.

Directions

Drive through Little Newcastle, passing the Swan Inn on your left, then bear right as you leave the village. As you descend downhill, you will see the village sign on your right—the Pump House is located immediately after this, on your right-hand side.

Video Link: <https://youtu.be/qCtjKnJWneE>





We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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