



17.55 Acres or thereabouts of Agricultural Land at Binchurn Farm, Trefin, Haverfordwest, Pembrokeshire, SA62 5AE

Prices From £50,000

* Fronting the Main A487 Fishguard to St Davids Road, a valuable Block of Agricultural Land which totals 17.55 Acres or thereabouts.

* The Land will be offered "For Sale" by Private Treaty in 2 Lots as follows:-

Lot 1 - 14.27 Acres or thereabouts of Agricultural Land :- Price Guide £150,000.

Lot 2 - 3.39 Acres or thereabouts of Agricultural Land :- Price Guide £50,000.

* The Land is all down to permanent Pasture and is Sheep Fenced.

Lot 1 extending to 14.20 Acres or thereabouts has a field gate access onto the Main A487 Road and also the Council Road leading towards Trefin, whereas Lot 2 has a field gate access onto the Penygroes to Llanon Council Road.

* Rarely do small Blocks of Agricultural Land of this nature appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised.

SITUATION

The Land concerned is situated on the outskirts of the hamlet of Square and Compass and has a frontage onto the Main A487 Fishguard to St Davids road.

Square and Compass has the benefit of a Public House and a Petrol Filling Station/Mini Market/Store.

The larger village of Croesgoch is a mile and half or so south west and has the benefit of a Primary School, Chapel, Public House/Post Office, a Hairdressers/Beauty Salon, Repair Garage, Art Gallery and an Agricultural Stores.

The other well known coastal village of Trefin is within a mile or so and has the benefit of a Public House, former Chapel, Youth Hostel and a Cafe/Art Gallery.

The Pembrokeshire Coastline at Aberfelin is within a mile and a half or so by road and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereddy and Whitesands Bay.

The well known Market Town of Fishguard is some 7 miles or so north east and has the benefit of a good shopping centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

Some 7 miles or so south west is the well known Cathedral City of St Davids which benefits a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Supermarket and a Petrol Filling Station/Store/Hotel.

The County and Market Town of Haverfordwest is some 15 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 road from Letterston 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.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 7 miles passing through the hamlet of Square & Compass and a few hundred yards or so further on, the Land concerned i.e. Lot 1 is situated on the right hand side of the road with a Field Gate access onto the Main A487

Road as well as a field gate access onto the Trefin Council Road, just prior to Ael-y-Felin.

Lot 2 is a few hundred yards or so further along on the Main A487 road and upon reaching Pen-y-Groes, take the turning on the right for Llanon. Continue on road for 300 yards or so and the field gate entrance to the Land concerned is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

The Land in total extends to 17.55 Acres or thereabouts and is all down to permanent Pasture and Sheep Fenced.

The Land is either level lying or gently sloping with a northerly aspect and will be offered "For Sale" in 2 Lots as follows:-

Lot 1 - 14.27 Acres approx of Agricultural Land

Lot 1 comprises of two enclosures and is all down to permanent Pasture and is Sheep Fenced. There is a Field Gate Access onto the Main A487 Road at or around point "A" on the Plan as well as Field Gate Access onto the Square & Compass to Trefin Road at or around point "B" on the same Plan. The boundaries of Lot 1 are edged in red on the attached Plan to the Scale of 1/2500 and are set out in the:-

Schedule of Areas

<u>SCHEDULE OF AREAS</u>	
<u>O.S. NO</u>	<u>ACREAGE</u>
3800	8.88
Pt 2300	5.32 est
Total <u>14.20 Acres</u>	

Lot 2 - 3.39 Acre Pasture Enclosure

The field concerned has frontage onto the Council Road which links Pen-y-Groes (the Main A487) road with Llanon, Trefin.

The Land is all down to permanent Pasture and is Sheep Fenced and is either level lying or gently sloping with a northerly aspect. There is a Field Gate Access to the Land at or around point "C" on the Plan. The boundaries of Lot 2 are edged in green on the attached Plan to the Scale of 1/2500.

SERVICES

There are no Services connected to the Land, although we believe that Mains Water is available in the vicinity of the Main A487 Road and also the Council Roads leading from Pen-y-Groes to Llanon and Square & Compass to Trefin.

TENURE

Both Lots are of Freehold Tenure and are available with immediate Vacant Possession.

REMARKS

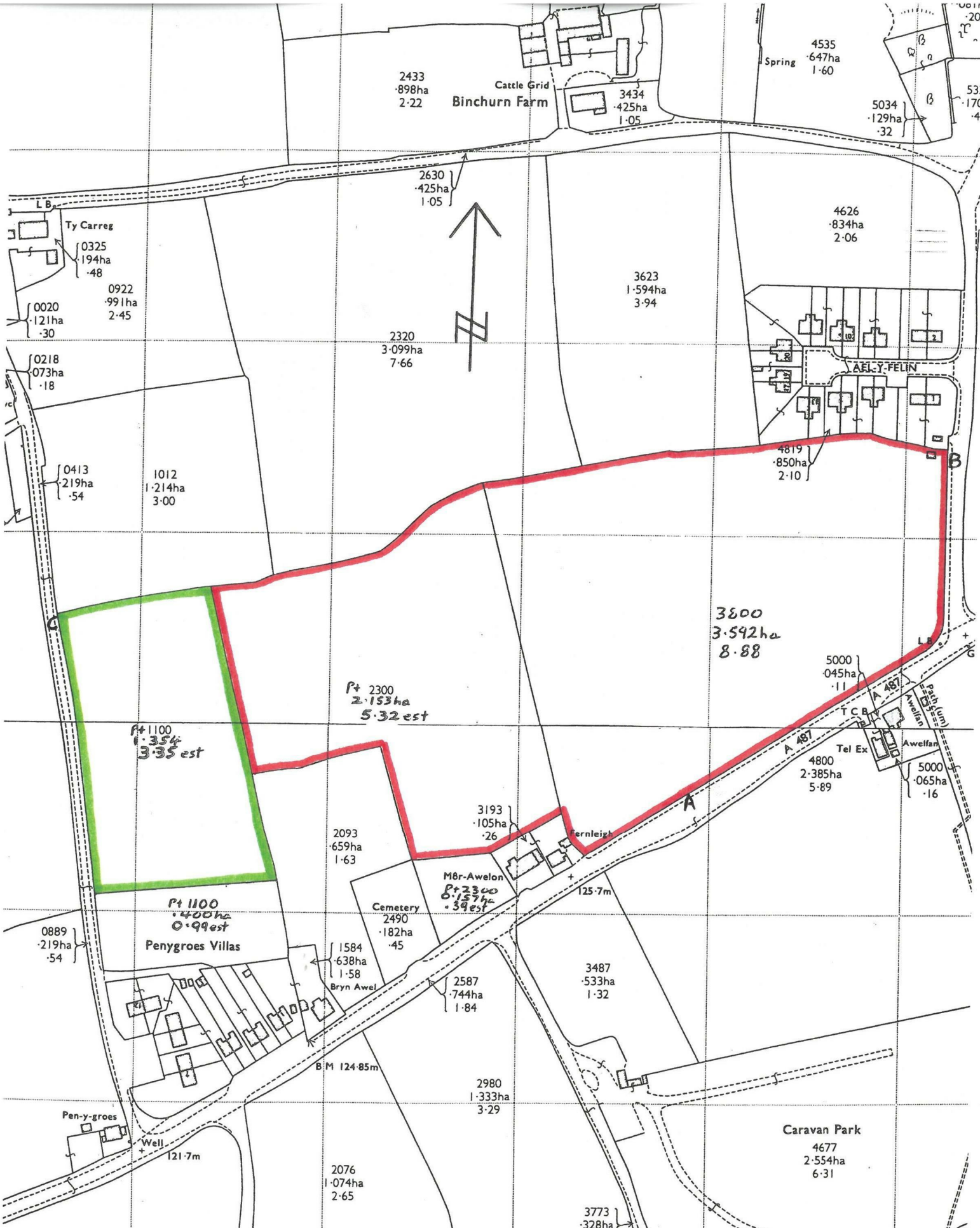
The Land in total extends to 17.65 Acres or thereabouts and will be offered "For Sale" in 2 Lots as follows:-

Lot 1 - 14.20 Acres or thereabouts of Agricultural Land

Lot 2 - 3.35 Acres or thereabouts of Agricultural Land

All the Land is down to permanent Pasture and is in the main, Sheep Fenced. It is either level lying or gently sloping with a northerly aspect and has Field Gate Accesses' onto the Main A487 Road and also the Council Roads leading off the Main A487 Road to Trefin and Llanon. Both Lots are offered "For Sale" with realistic Price Guides and early inspection is strongly advised.

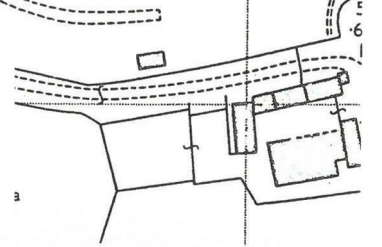




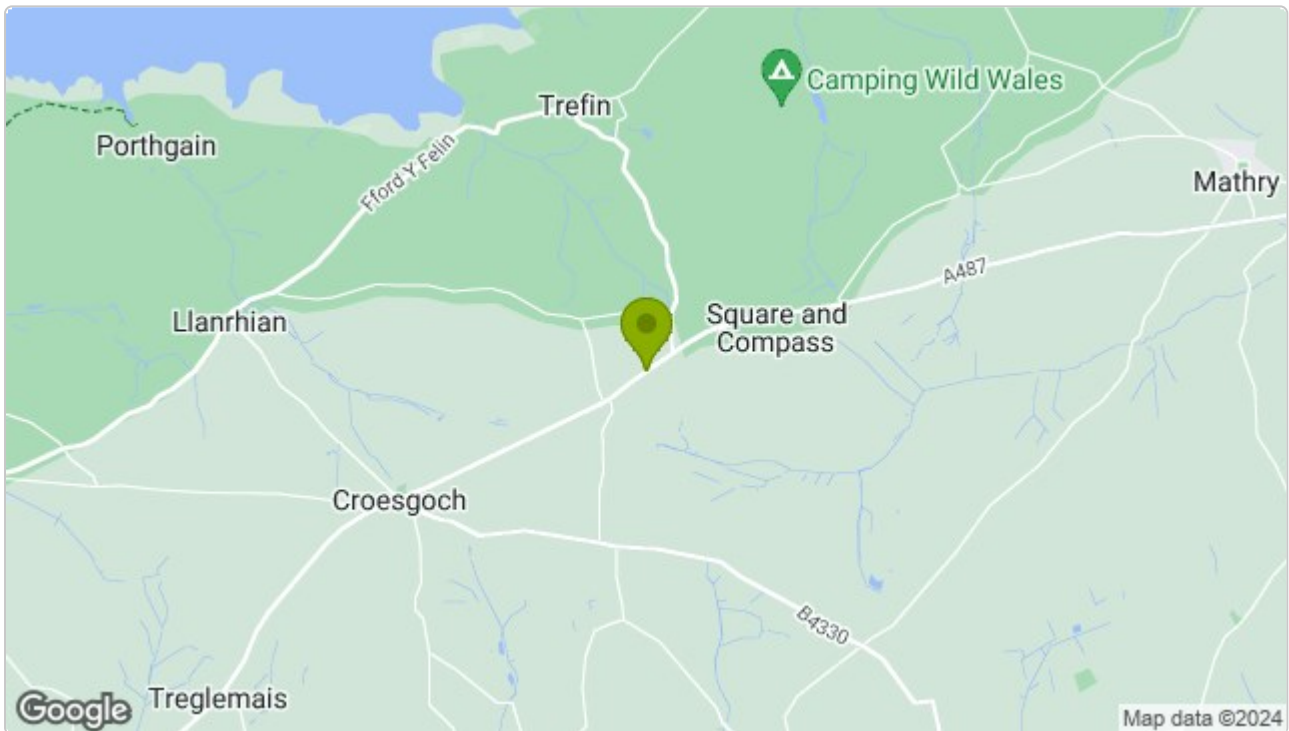
17.55 Acres Agricultural Land being part of Binchurn Farm, Trefin, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes.



Area Map



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com