



24 Acres of Agricultural Land being part of Pengwndwn, Nevern, Newport,  
Pembrokeshire, SA42 0NY

**Price Guide £200,000**

Fronting the Newport to Moylegrove Coast Road, a valuable block of Agricultural Land which extends to 24 Acres or thereabouts in total. The Land is all down to permanent Pasture and is either level lying or gently sloping with a northerly or north westerly aspect. The perimeter boundary of the Land is sheep fenced and benefits from a Mains (metered) Water supply. Blocks of Agricultural Land on the North Pembrokeshire Coastline are few and far between and early inspection is strongly advised. Realistic Price Guide.

## Situation

The Land concerned stands between the Coastal Town of Newport (3 miles South West) and the Coastal Village of Moylegrove (2 miles North East).

Newport being close by benefits from several Shops, a Post Office, Church, Chapels, a Primary School, Cafes, Restaurants, Public Houses, Hotels, Art Galleries, a Memorial/Community Hall, Tourist Information Centre, a Repair Garage, Health Centre and Dental Surgery.

The Market Town of Cardigan is some 6½ miles or so North East and has the benefit of a good shopping centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take Aways, Art Galleries, a Cinema/Theatre and Supermarkets and a newly built Cottage Hospital.

The North Pembrokeshire Coastline at Ceibwr is within a mile and a half or so and also within easy reach are other well known sandy beaches and coves at Poppit Sands, Newport Sands, The Parrog, Cwm, Aber Rhigian, Aberforest, Cwm-yr-Eglwys,, Pwllgwaelod and Aber Bach.

The property concerned stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The land fronts on to the Council Maintained Newport to Moylegrove Coast Road and has 2 Field Gate accesses onto the road at points "A" and "B" on the attached Plan.

## Directions

From Fishguard take the Main A487 road north east for some 7 miles and proceed through the town of Newport and take the turning on the left (a short distance past The Golden Lion Public House) signposted to Moylegrove and Newport Sands. Continue on this road for a mile and a quarter or so passing the turning on the left for Newport Sands and a few hundred yards or so further on and upon reaching the 'T' junction, turn right in the direction of Moylegrove. Continue on this road for a mile and a quarter or so and the Land concerned is situated on the left hand side of the road, a few hundred yards or so past Morawel Farm. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and on entering the town of Newport take the turning on the right, signposted to Moylegrove and Newport Sands. Follow directions as above.

## Description

The Land concerned extends to 24 Acres or thereabouts and is all down to permanent Pasture. The Land is either level lying or gently sloping with a northerly or north

westerly aspect in 5 enclosures. The perimeter boundary of the Land is all sheep fenced. There are 2 field gates accesses to the Land off the Newport to Moylegrove Council Road at or around points 'A' and 'B' on the Plan. There is a Water Trough (mains fed) at or around point 'C' on the same Plan.

The Pembrokeshire Coast Footpath is beyond the northern boundary of the Land between points 'X' and 'Y' on the Plan.

The boundaries of the above 24 Acres or thereabouts of Land are edged in red on the attached Plan to the Scale of 1/2500 and are set out in the:-

## Schedule of Areas

<b>Schedule of Areas</b>	
<b>OS No</b>	<b>Acreage</b>
9822	5.35
0923	1.98
9635	7.29
0345 (Lane)	0.36
8445	4.58
9452	4.43
<b>TOTAL</b>	<b><u>23.99 Acres</u></b>

## Services

Mains Water (metered supply) connected to the Land to a trough at or around point 'C' on the Plan.

## Tenure

Freehold with Vacant Possession upon Completion.

## Coastal Footpath

The Pembrokeshire Coast Footpath is situated outside the northern boundary of the Land between points 'X' and 'Y' on the Plan.

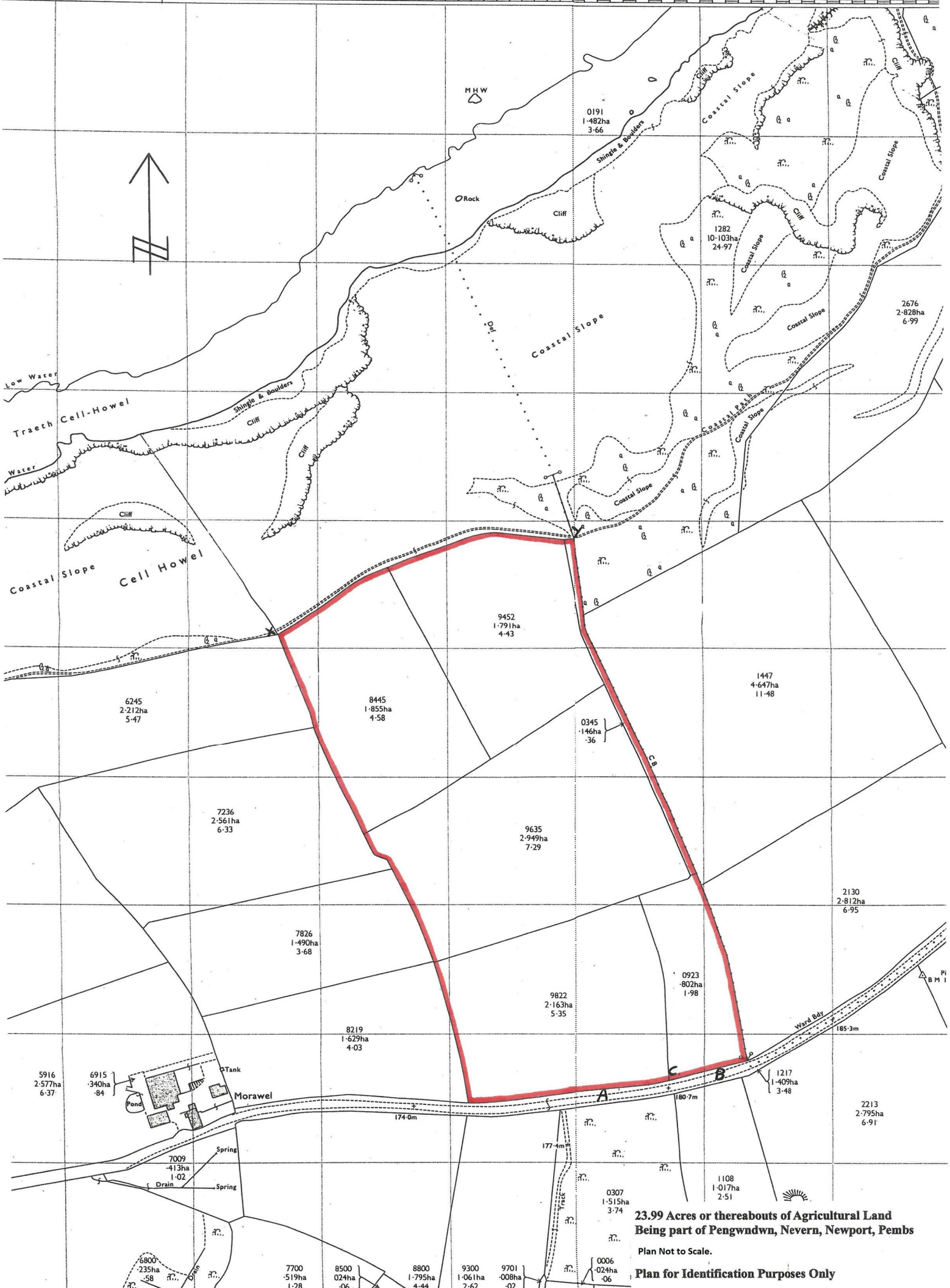
## Remarks

Rarely do blocks of Agricultural Land on the North Pembrokeshire Coastline appear on the 'Open Market' and the opportunity to purchase should not be missed. The Land is all down to permanent Pasture and is either level lying or gently sloping with a north westerly aspect. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

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Plan Not to Scale.

Plan for Identification Purposes Only



### 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.

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