

43.5 acres (17.61 HA) or thereabouts of land at Llawhaden, Nr. Narberth, SA67 8DX

Offers In The Region Of £430,000

A valuable block of highly productive land in a convenient setting and ideally suited for grazing or cropping, with excellent roadside access, and being level or gently sloping and south facing

SITUATION:

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The land is situated on the periphery of the rural village of Llawhaden, in the heart of the Pembrokeshire countryside and within easy reach of the A40. The land is located within a belt of highly productive early land, suitable for grazing and cropping, and has excellent roadside access off minor adopted roadways in a setting convenient to a number of local villages that between them offer limited local services, although the towns of Haverfordwest and Narberth both lie within easy reach.

DESCRIPTION:

A plan of the land is attached for identification purposes only.

The land, extends in total, to 43.5 acres or thereabouts and is predominantly level or gently sloping in profile, being divided into 4 fields within good quality boundary fencing and hedgerows. There is good access at several points onto the road and several internal field gates for ease of livestock and machinery movement. The land has the benefit of mains water and is currently down to pasture, being ideally suited for cropping, grazing or perhaps arable purposes, being relatively free draining and with a good depth of soil. It is renowned as being a parcel of highly productive early south facing land.

SERVICES:

Mains water is connected with a trough located in the boundary of parcel numbers 4063 and 3042. We are advised that a water main crosses the land.

TENURE:

Freehold with vacant possession on completion. There are no footpaths crossing the land. No Basic Payments are included in the sale.

PLEASE NOTE -

- 1) The existing roadside gate into parcel No. 4838 will be blocked off.
- 2) The water trough in parcel number 5748 will be isolated and removed.
- 3) There will be a restrictive covenant on parcel number 4838 preventing its use for solar panels and wind turbines. For further details, contact the selling agents.
- 4) There is a water meter located close to the boundary between parcel numbers 4838 and 5748 in the south eastern corner of parcel number 4838. This meter serves other nearby property and land and it will be necessary to retain access rights to this meter.

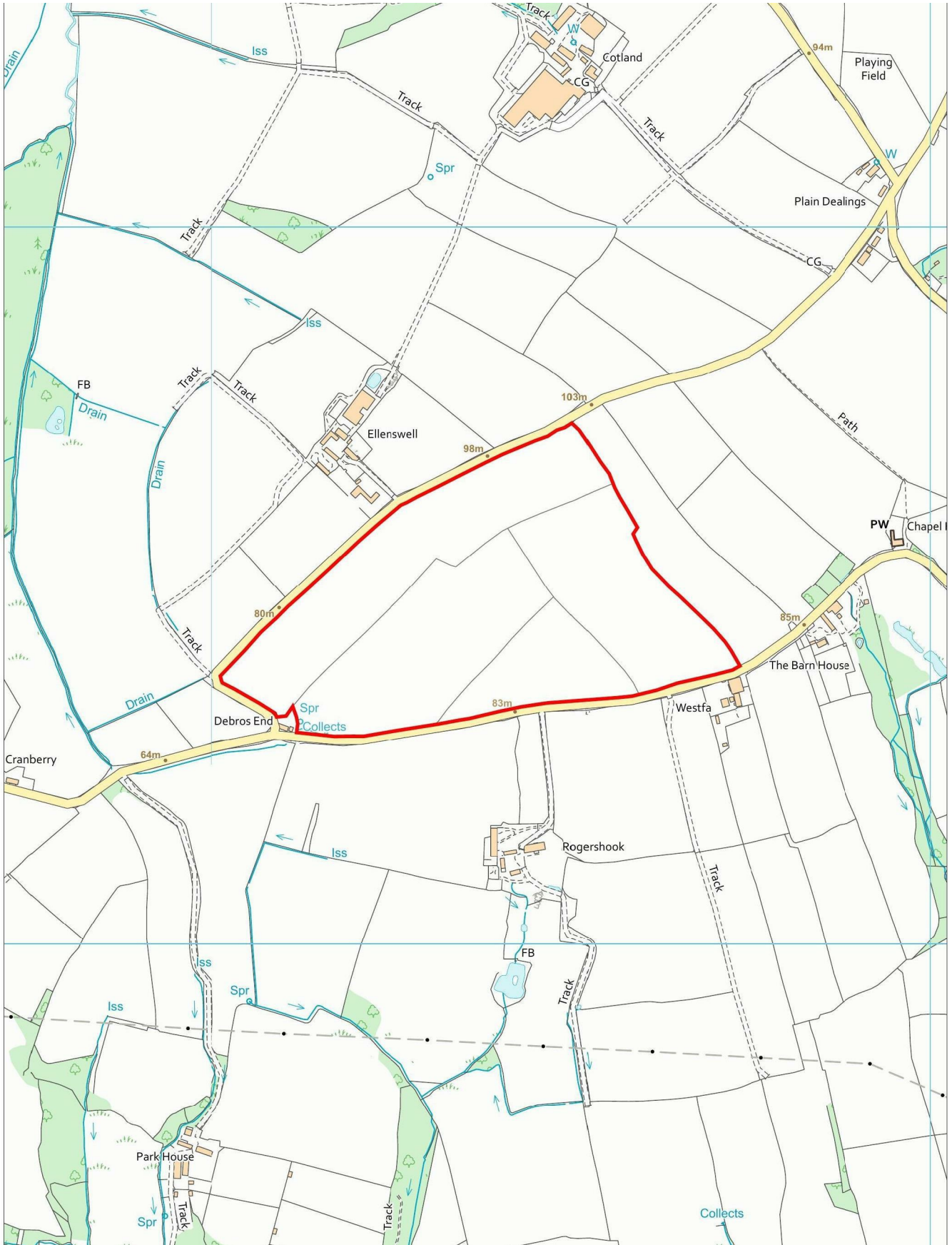
LOCAL AUTHORITY:

Pembrokeshire County Council, County Hall,
Haverfordwest, Pembrokeshire Tel 01437 764 551

GENERAL REMARKS:

This is a rare opportunity to purchase a first quality block of land in a most convenient setting in the heart of the Pembrokeshire countryside. The land is a highly productive parcel of well-managed land, suitable for a variety of agricultural uses, and viewing is highly recommended.

Plan of the Land - For Identification Purposes Only



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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