



12.1 acres estimated at Jeffreyston Kilgetty , Kilgetty, SA68 0RU

**Offers In The Region Of £120,000**

A valuable parcel of grazing and cropping land in a convenient location in the heart of the Pembrokeshire countryside and within easy reach of the coastal resorts of Saundersfoot and Tenby.

## SITUATION

This is a parcel of agricultural land occupying a convenient setting within a belt of highly productive land within the south Pembrokeshire countryside and being within a mile or so of the small village of Jeffreyston and therefore within easy reach of all the major towns and villages of the area with the superb coastal scenery of the south Pembrokeshire coastline being within a few miles.

## DESCRIPTION

This is a block of level of gently sloping pasture land that has the benefit of roadside access off the main road way that links the villages of Jeffreyston and Redberth. The land is divided into several fields and is suitable for grazing and cropping and is available either as a whole or in lots, to suit purchasers requirements.

## DIRECTIONS

A plan of the location is attached.

## SERVICES

Whilst there are no services connected to the land, natural water is available.

## TENURE

Freehold with vacant possession available on completion. We understand that the land has been registered for Basic Payments but none are included in the sale.

## LOCAL AUTHORITY

Pembrokeshire County Council, County Hall. Haverfordwest, Pembrokeshire. SA61 1TP. Tel no: 01437 764551.

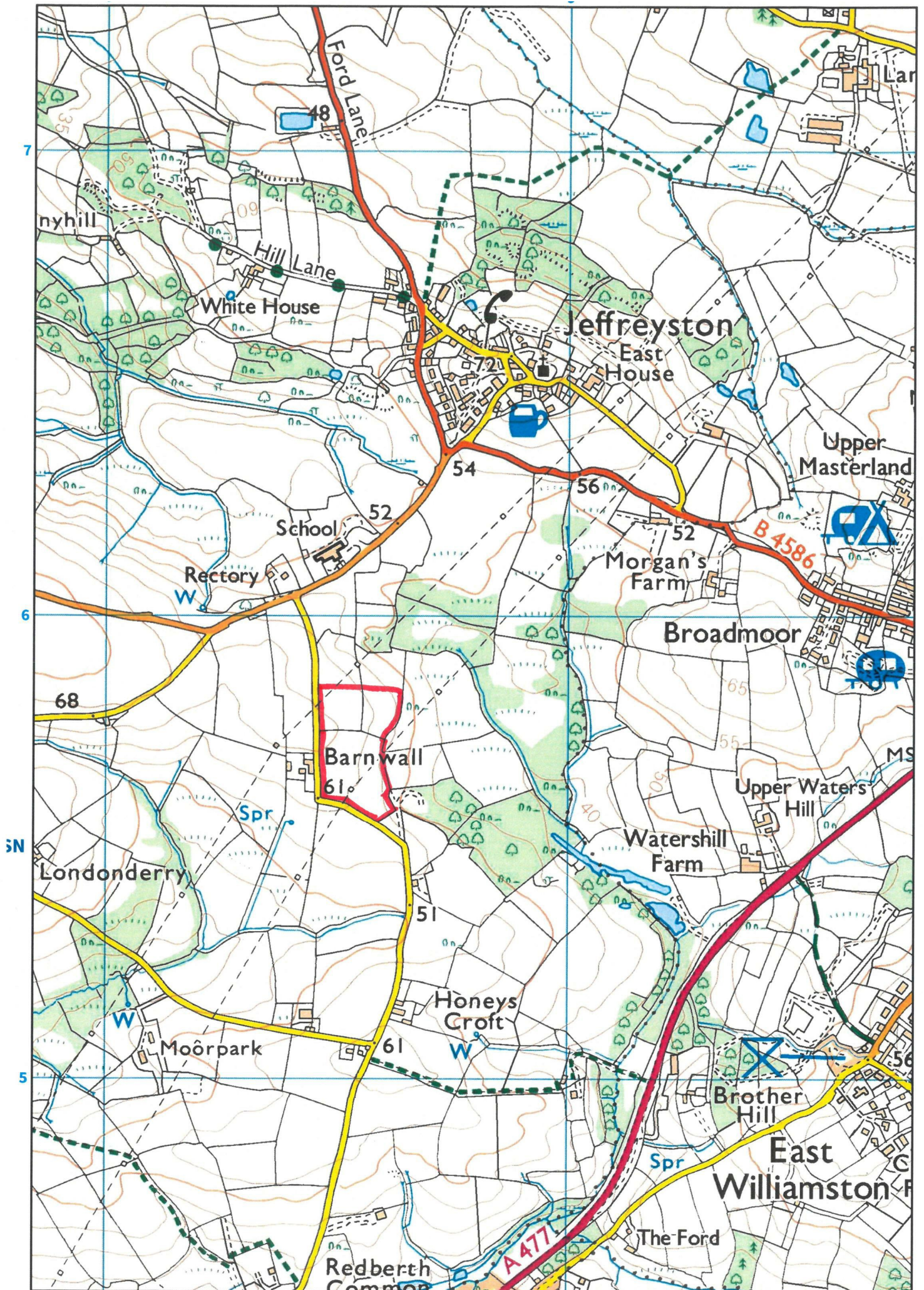
## ADDITIONAL COMMENTS

This is a good opportunity to acquire a productive parcel of conveniently located agricultural land which has the benefit of good roadside access and is suitable for grazing and cropping. It is also possible that this parcel of land may have potential for a leisure use such as a camping ground or similar subject to any necessary consents being obtained.



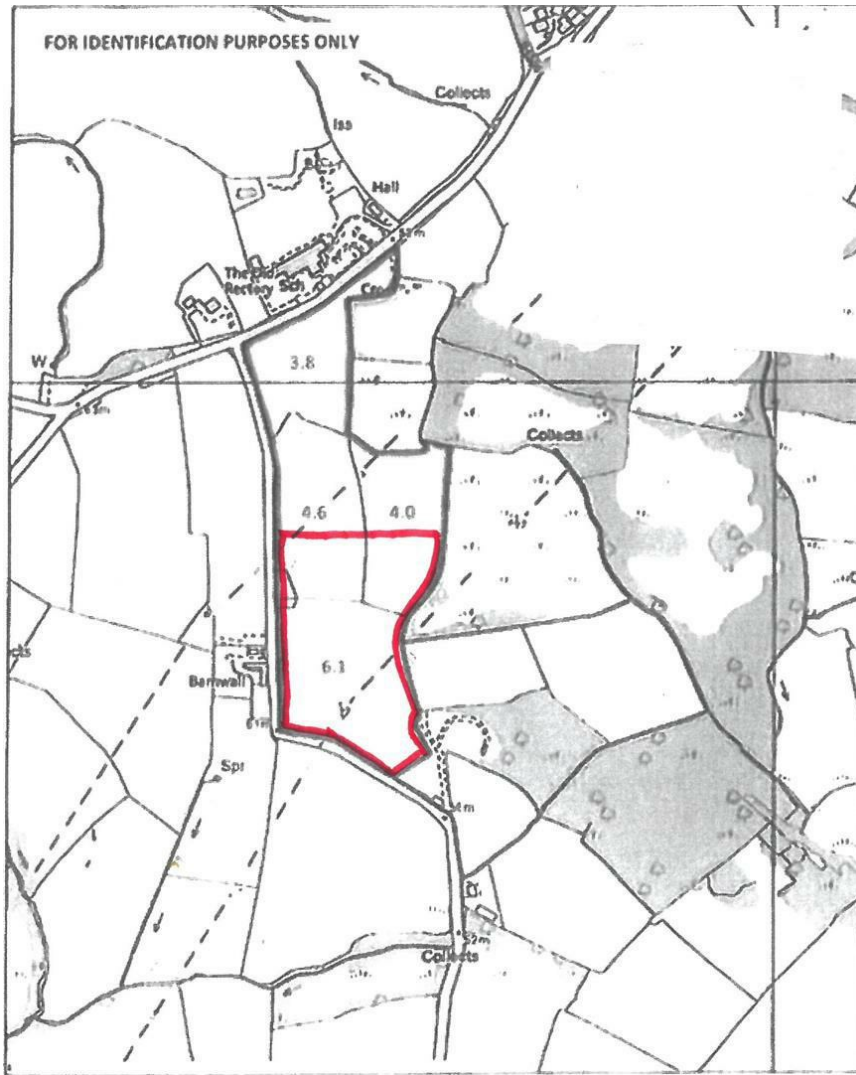


Location Plan - For Identification Purposes Only





# Plan of the Land - 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.

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