

43.74 Acres or Thereabouts of Land at Marloes , Marloes, Haverfordwest, SA62 3BH Offers In The Region Of £320,000

A rare opportunity to purchase a block of highly productive agricultural land located within easy reach of the coast and being situated on the periphery of the popular village of Marloes.

Early and productive parcel of land suitable for grazing of arable purposes having the benefit of good roadside access and be well fenced.

Viewings by appointment.

Situation

The Land lies on the periphery of the popular village of Marloes on the south-west Pembrokeshire coastline, which enjoys a mild temperate climate ensuring that this locality is renowned as being an early belt of land capable of producing high yielding crops.

Local services can be found in Marloes and the nearby villages of Dale and St. Ishmael, with the towns of Milford Haven and Haverfordwest, being some 8 and 11 miles or so distant respectively.

Description

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

The Land extends to 43.74 acres or thereabouts and is within a stock-proof boundary hedge, internally fenced, with access off a minor roadway. The land is all level and is divided into several fields being easily worked enclosures that has in the past been used for arable purposes, cropping and grazing. There is a small area of rough grazing and historical irrigation ponds but we would estimate that 42.5 acres are clean.

Services

Mains water is connected to the land.

Tenure

The freehold is offered for sale.

Basic Payments

We understand that the land is registered for basic payment purposes, but no basic payment is included in the sale.

General Remarks

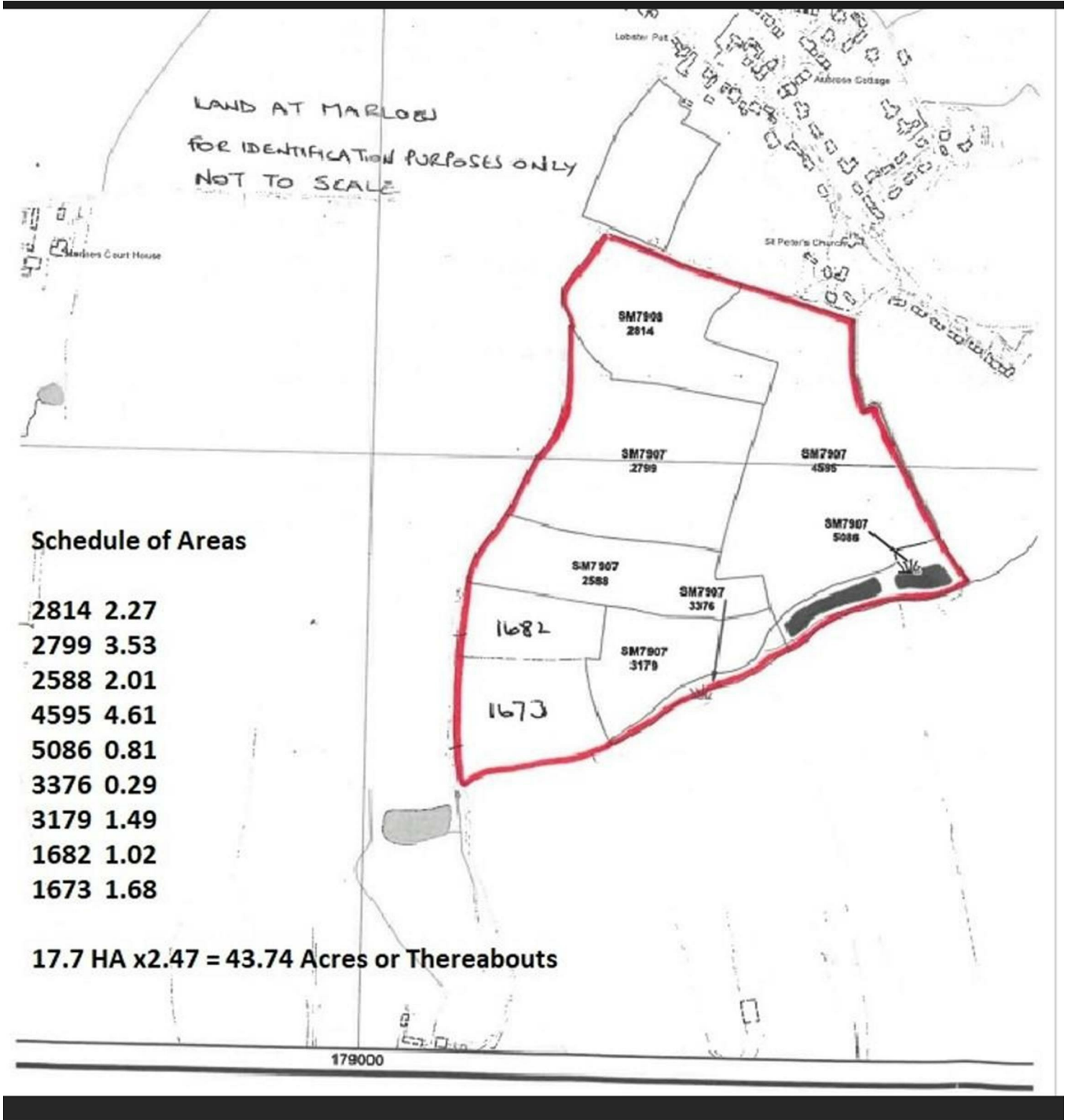
This is a block of highly productive, agricultural land in good heart located within a belt of early land with a good depth of soil suitable for all agricultural use. As with any block of land located close to the coast, there is the potential for some form of alternative amenity use, but this would, of course, be subject to the necessary planning consent being obtained.

There are two irrigation ponds on the land. Interested parties should make their own enquiries about the licenses required for abstraction.

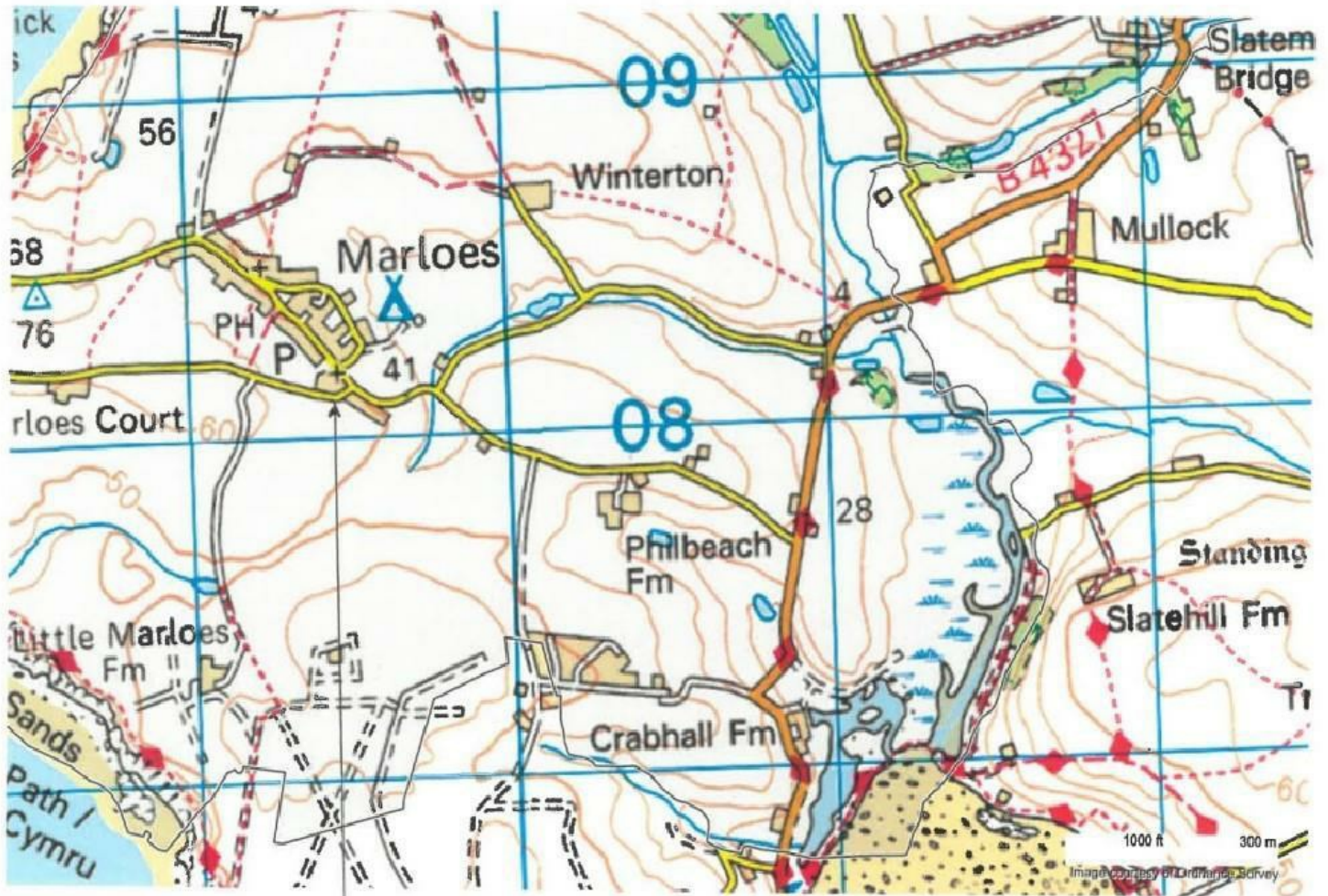
Directions

A location plan is attached.

What 3 Words - triangles.precluded.used



Location Plan - For Identification Purposes Only



Approx location
land at Marloes

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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