

Approx. 95 acres Land at Sageston, Tenby, SA70 8SA

Offers In Excess Of £1,000,000

A valuable parcel of productive land in a convenient setting between Redberth and Carew and with roadside access directly off the A477 St Clears to Pembroke Dock Roadway.

Ideally suited for grazing and cropping, being within a belt of early, productive land.

Well fenced and gated. Includes a small hayshed.

SITUATION:

This parcel of land occupies a most convenient location in the heart of the south Pembrokeshire countryside, between the villages of Sageston and Redberth and within easy reach of the coastal resorts of Tenby and Saundersfoot, and the towns of Pembroke, Pembroke Dock and Kilgetty, which between them offer an extensive range of services and facilities.

Agriculturally this is a belt of land renowned for its capacity and productivity with land use in the locality, including livestock, dairy and arable farms.

DESCRIPTION:

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

The land extends in total to some 95 acres or thereabouts, being accessed off the A477 by an inset gateway that provides off road parking for several vehicles. The gateway opens into a compacted stone track that provides access to several of the fields.

The land is all level, clean and productive pasture capable of growing good grass crops and has most recently been used for grazing and cropping. It is also equally suited for arable use being relatively free draining and is located within a belt of early land.

The land is well fenced both internally and around the boundary and is divided into easily worked enclosures with gates at strategic points that enable the land to be effectively managed. At the centre of the land is a small area that includes a 3 bay steel portal frame CGI and open fronted shed. This shed has been used for general storage and a handling area. Please note: Some of the equipment may be removed and is not included in the sale.

SERVICES:

Mains water is connected. A meter is located on the opposite side of the A477 and a right of way to this will be reserved.

TENURE: The land is Freehold of tenure and vacant possession will be available upon completion.

BASIC PAYMENTS

There are no Basic Payments included within the sale.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall,
Haverfordwest, Pembrokeshire

Tel: 01437 764551

Website: www.pembrokeshire.gov.uk

GENERAL REMARKS:

This is an opportunity to acquire a conveniently located block of highly productive agricultural land with access off the A477 and being suitable for all agricultural purposes,

being within an early belt of land. In recent years, this is a block of land that has been used for grazing and cropping, but it could also be used for arable purposes if required.

The access off the A477 will no doubt be of interest to some potential purchasers as this may offer the potential for alternative use on the land, particularly as there is an existing building on site. The access is inset on compacted stone and has excellent visibility onto the main road, although any alternative use would be subject to the necessary consents being obtained.

THE LAND:

Schedule of Areas

Field No.	Area
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7859	3.41
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6644	3.10
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6027	4.89
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7435	0.06
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8745	2.66
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0131	13.18
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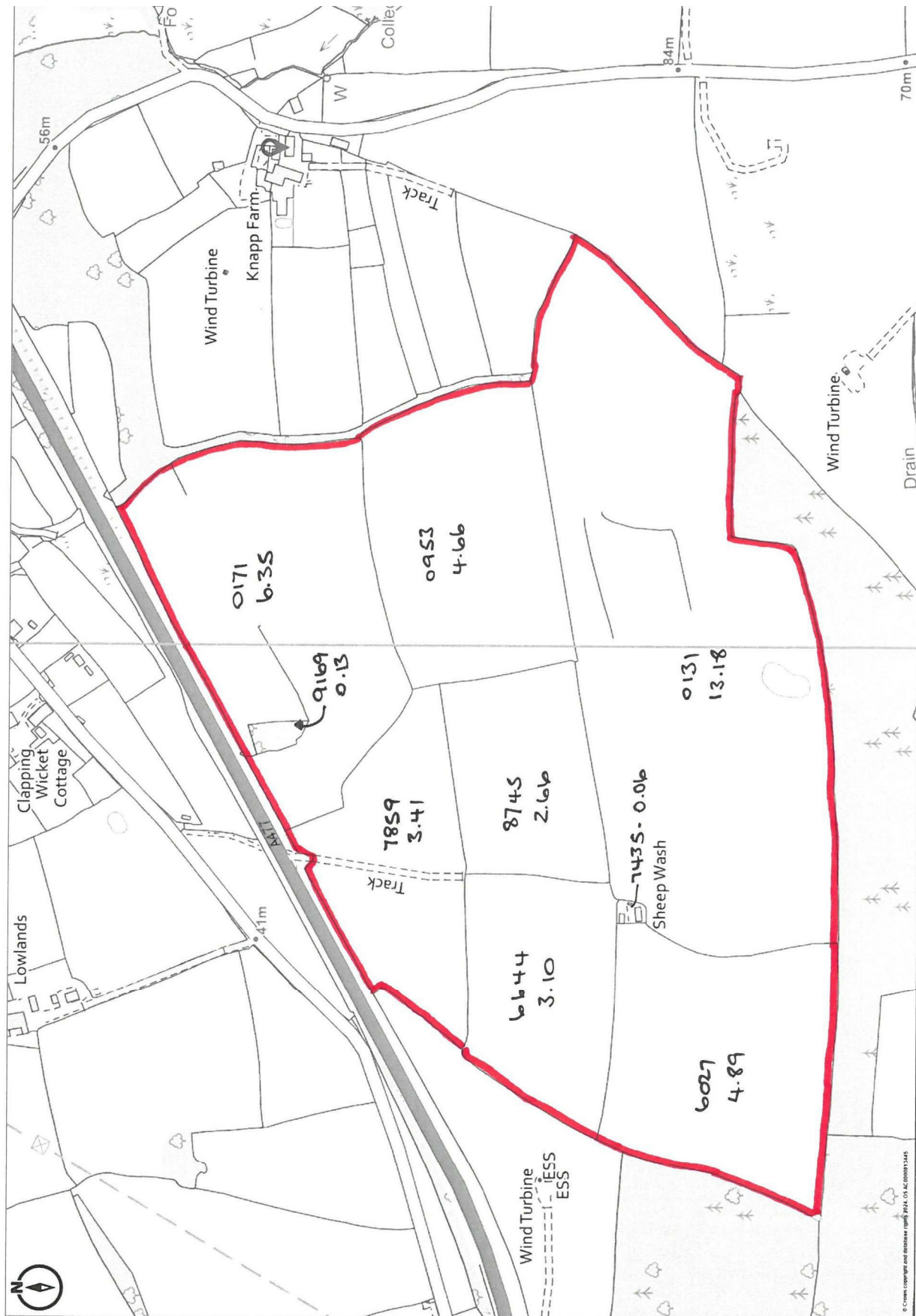
0953	4.66
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0171	6.35
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9160	0.13
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38.44 x 2.47 = 94.94 acres of thereabouts

Plan of the Land



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 Plotted Scale - 1:2500. Paper Size - A4

Promap
 © LANDMARK INFORMATION

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