

LAND AT HOLLYBUSH

Mathry, Haverfordwest, SA62 5LG



GUIDE PRICE £325,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Land at Hollybush, Mathry, Pembrokeshire

A UNIQUE OPPORTUNITY TO ACQUIRE 32.43 ACRES OF QUALITY AGRICULTURAL LAND LOCATED ON THE OUTSKIRTS OF MATHRY



- *32.43 acres of productive agricultural land*
- *Split into 6 conveniently sized enclosures*
- *Currently laid to Winter Wheat*
- *Suitable for Grazing, Mowing and arable purposes*
- *GUIDE PRICE £325,000*



SITUATION

The land concerned enjoys a rural position in North Pembrokeshire. It is located approximately 2.3 miles south east of the village of Croesgoch and approximately 2.6 miles south west of the village of Mathry. The land fronts the B4330 highway which leads to the county town of Haverfordwest.

DIRECTIONS

From Fishguard take the main A487 road south west for some 9 miles and in the village of Croesgoch, take the turning left on to the B4330 road signposted Haverfordwest. Continue on this road for approximately 1.8 miles and turn left at the cross road for Mathry. Continue on this road for 0.1 miles or so and the Field Gate Access at point 'A' on the Plan, is on your Right. A 'For Sale' Board is erected on site.

PROPERTY DESCRIPTION

The land concerned extends to 32.43 acres or thereabouts and is currently all laid down to winter wheat. The land is split into 6 conveniently sized blocks and are considered gently sloping in nature. The land has a free draining acid loam soil over rock and drains to local ground water services. The agricultural land is suitable for arable and grass cover and has been well maintained and is in a good state of repair.

The land at Hollybush, Mathry can be accessed via field parcel SM8529 7728.

The property is edged red for identification purposes on the enclosed plan.

SERVICES:

The land is crossed by a mains water supply in field parcel SM8529 8801. This water supply is the main supply to Hollybush Farmhouse. It will be the purchasers responsibility to obtain a water connection if needed and an easement for its use will be drafted into the sale contract.

AGRI-ENVIRONMENT SCHEMES

The land is not entered into any Agri-environmental schemes and there is no apparent environmental factors affecting the land but has been used for BPS purposes in the past.

TENURE AND POSSESSION

The property is offered freehold with vacant possession. The land is currently subject to an annual cropping agreement and therefore vacant possession of the land can only take place after the current crop of Winter Wheat has been removed by the cropping licensee.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.

BASIC PAYMENT ENTITLEMENTS:

Basic Payment Entitlements are not included within the sale.

RESTRICTIVE COVENANT:

The land is to be used for agricultural purposes only.

SPORTING, MINERAL & TIMBER RIGHTS

All sporting, mineral and timber rights will be included within the freehold as far as they are owned.

NATIONAL RESOURCES WALES

From the National Resources Wales Flood maps we understand that the land is not susceptible to flooding.

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61
Telephone: 0300 062 5004.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.
Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP
Telephone: 0300 065 3000

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

VENDOR'S SELLING AGENT:

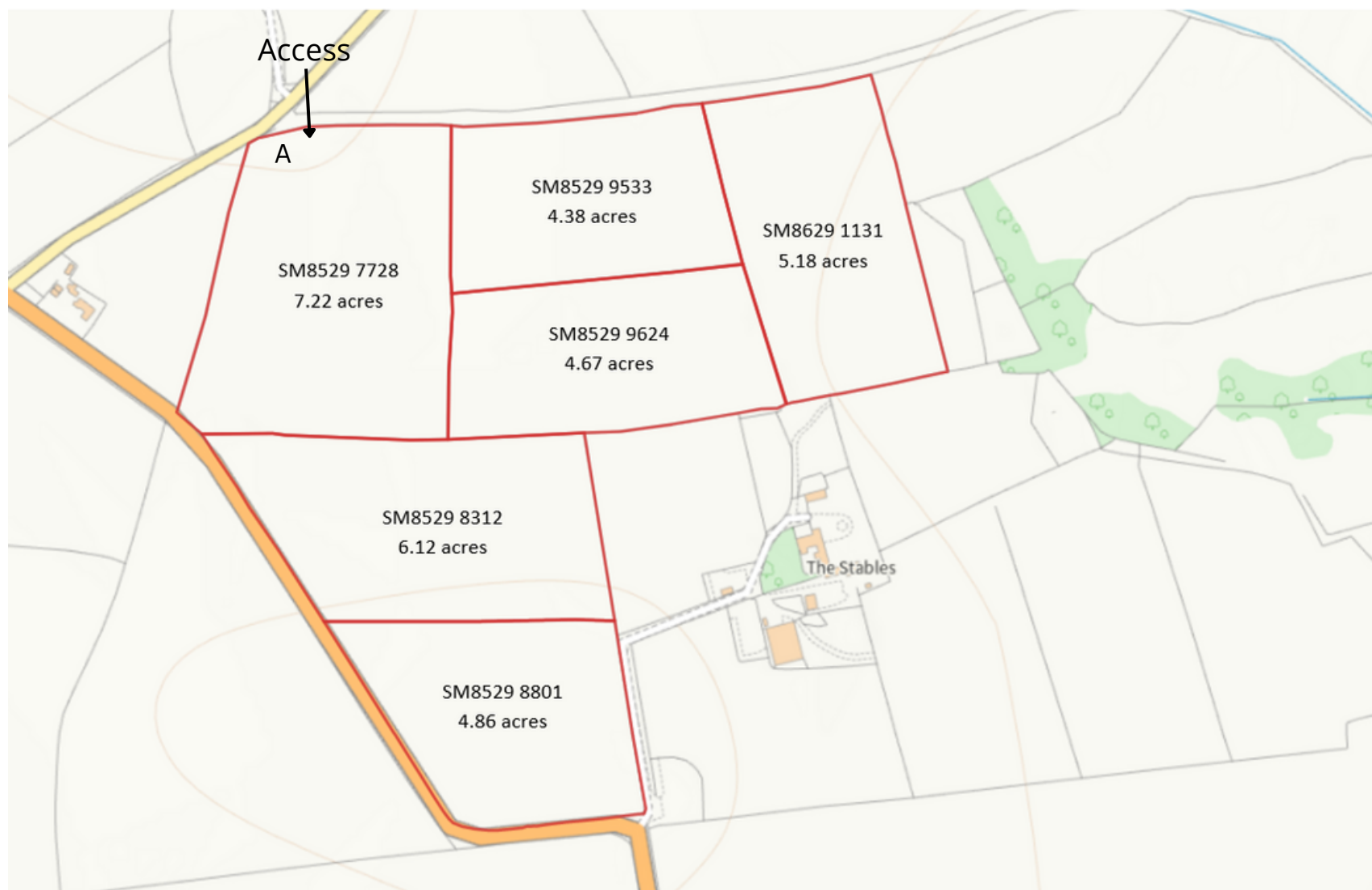
Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.
Telephone: 01437 760730
Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Kathryn Perkins or Isabelle Davies.

PLANS AND PARTICULARS:

The information and plans provided within these sale particulars have been prepared for the convenience of prospective purchasers. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these sale particulars are made without any responsibility on the part of the vendor or their appointed Selling Agent, and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these statements made and contained in these particulars. Plans are provided for identification purposes only.

PLAN OF LAND



LOCATION PLAN



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS