

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS

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



3.35 acres of land at Llanycefn, Clynderwen, Pembrokeshire

Two parcels of pasture land extending to approximately 3.35 acres (1.36 hectares) with areas of woodland. The land benefits from roadside access onto an unclassified road. Conveniently located just outside the village of Llanycefn and approximately 3 miles from Maenclochog, via the B4313.

Guide Price £30,000

Land at Llanycefn, Clynderwen, Pembrokeshire

****3.35 acres of pasture and woodland ****

****Set in two enclosures ****

****Suitable for grazing livestock, conservation and amenity purposes****

****Roadside access****

****Conveniently located close to the B4313 and A478****

****Natural water supplies****

****Guide price; £30,000****

SITUATION

Located in North Pembrokeshire, the land lies approximately 0.5 mile West of Llanycefn (on the opposite side of the B4313), 3 miles South of Maenclochog and 5 miles North-West of Clynderwen, which benefits from a national railway service. Further amenities are available in the nearby larger towns of Narberth and Haverfordwest.

The property benefits from direct access off an unclassified council-maintained road via double gates.

DESCRIPTION

Approximately 3.35 acres of land in two enclosures. The fields are generally sloping in nature, with a southern aspect. The land benefits from a road side access point, through a double timber gateway, off an unclassified council-maintained road, just off the B4313. Boundaries are in a reasonable condition and considered suitable for livestock.

The land is considered suitable for livestock grazing, conservation purposes and / or amenity purposes.



DIRECTIONS

From the Penblewin roundabout on the A40 near Narberth, head north onto the A478 towards Clynderwen, signposted Cardigan. Continue for approximately 1 mile and before the village of Clynderwen, take a left hand turn signposted Maenclochog. Continue for approximately 5 miles, onto the B4313 and turn left at the Llanycefn cross roads, signposted Penffordd. Continue for approximately 0.3 miles and the land is on the left hand side.

OS GRID REFERENCE

SN09032311

WHAT 3 WORDS

These three words are unique to a metre square at the land;
///arch.bedding.gratuity

SERVICES

Natural water supplies.

TENURE AND POSSESSION

The property is offered freehold with vacant possession.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property. There are no public rights of access affecting the land.

BASIC PAYMENT SCHEME ENTITLEMENTS

Not included in the sale.

SPORTING, MINERAL & TIMBER RIGHTS

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

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RESTRICTIVE COVENANTS

Not applicable.

DESIGNATIONS

Not applicable

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

STATUTORY AUTHORITIES

Pembrokeshire County Council,
County Hall, Haverfordwest SA61 1TP
Telephone: 01437 764551.

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

VIEWING ARRANGEMENTS

Strictly by appointment only with the selling agent.

**VENDOR'S SELLING AGENT:**

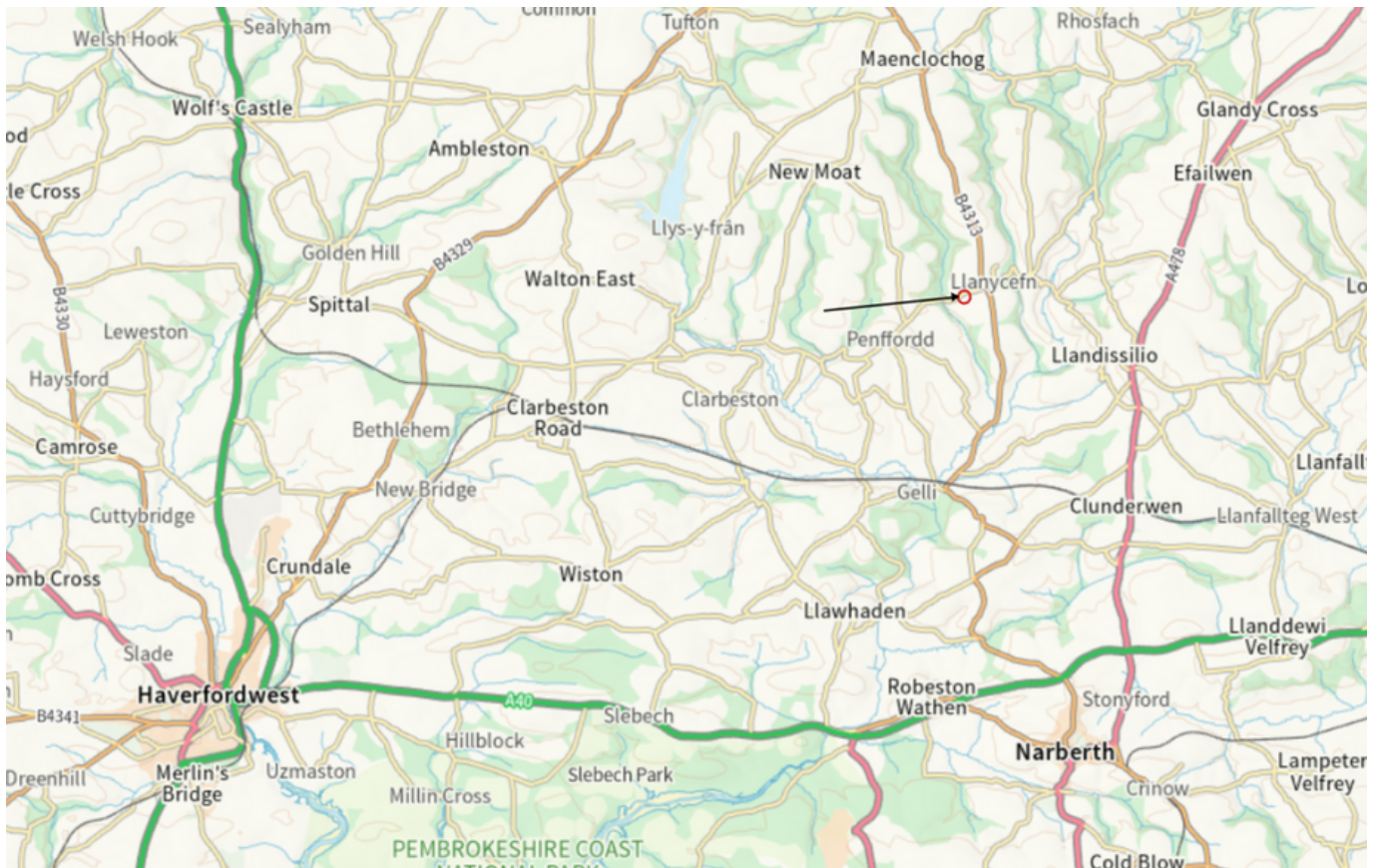
Edward H Perkins Rural Chartered Surveyors, St
John House, Salutation Square, Haverfordwest,
Pembrokeshire, SA61 2LG.
Telephone: 01437 760730
Email: mail@edwardperkins.co.uk

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.





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