



19.39 Acres or thereabouts of Agricultural Land being part of Glandwr Farm, Llanychaer, Fishguard, Pembrokeshire, SA65 9TB

Price Guide £195,000

*A valuable block of Agricultural Land extending to 19.39 Acres or thereabouts.

*The Land is in 5 enclosures and all down to Permanent Pasture and in excellent heart.

*Fronting the B4313 Fishguard to Maenclochog Road and within 2 ½ miles of the Market Town of Fishguard.

*2 Field Gate accesses onto the B4313 Fishguard to Maenclochog road.

*Rarely do blocks of Agricultural Land of this nature appear on the Open Market in this locality and early inspection is strongly advised. Realistic Price Guide.

Situation

Glandwr Farm located in a secluded position within a wide, glacial valley, adjacent to the rural village of Llanychaer and Glandwr chapel (named after the farm).

Llanychaer is a small rural village and parish in the farming community of Cwm Gwaun, Pembrokeshire, Wales, a locality steeped in history, legend and tradition. The area is favoured by walkers and cyclists, drawn to the “perfect little tucked away landscape wonder”, close to Britain’s only Coastal National Park and the Preseli Mountains, where the Gwaun river rises.

The nearest town is Fishguard, just 2 miles (3.2 km) distant, with A road and rail transport links and daily ferry to Ireland. It is known for hosting annual international music events and food festivals, having its own theatre, primary and secondary schools. There is a wide selection of dining out options available, with quality restaurants, budget cafés and welcoming village pubs in the vicinity.

The North Pembrokeshire Coastline at Aberbach, Dinas is within 3 miles or so and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog Newport, Newport Sands, The Parrog Goodwick, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

There are attractive walks of one to twelve miles in length which you can start from Llanychaer without ever getting in the car. Along the riverbank, up the hills or along the valley, it is a walker's paradise, and the Pembrokeshire Coastal Path and spectacular Preseli Hills are only a short drive away. Pony trekking and hacking facilities are also available.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Post Office, Library, Supermarkets, a Leisure Centre, a Further Education College, The County Council Offices and The County Hospital at Withybush. A scenic road takes you in half an hour to Narberth just the other side of the A40, a small town with many interesting features and independent shops.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Directions

From Fishguard, take the B4313 Road south east for some

2.5 miles and proceed through the village of Llanychaer and continue in the direction of Maenclochog for 400 yards or so and the Land concerned is situated on the right hand side of the road. 'For Sale' Boards are erected on the roadside boundary opposite Brynderi as well as at the crossroads 150 yards or so beyond Glandwr Chapel.

Description

The Land concerned extends to 19.39 Acres or thereabouts and is currently in 5 enclosures and all down to permanent pasture. It is in excellent heart and the Land in the main is Cattle fenced. The purchaser of the Land will be responsible for providing a Stockproof fence between points 'A', 'B', 'C', 'D', 'E' and 'F' on the Plan.

There are 2 Field Gate accesses to the Land off the B4313 Llanychaer to Maenclochog Road at or around points 'X' and 'Y' on the Plan.

The boundaries of the above 19.39 Acres of Agricultural Land is edged in red on the attached Plan to the Scale of 1/2500.

Services

There are no Services connected to the Land, although we understand that Mains Water and Electricity are available in the vicinity of Bryn Deri and the B4313 road.

Tenure

Freehold with Vacant Possession upon Completion.

Fencing Liability

The purchaser will be responsible for providing a Stockproof Fence between points 'A', 'B', 'C', 'D', 'E' and 'F' on the Plan within 4 months of the Completion Date.

Rights of Ways

A footpath Right of Way (which we understand is rarely used) runs alongside the northern boundary of OS No 0900 and bisects OS No 9609.

Remarks

The Land concerned extends to 19.39 Acres and is formerly part of Glandwr Farm, Llanychaer. The Land is free draining and is a productive block of Pasture Land which is in 5 enclosures. It is gently sloping in a northerly or westerly direction and has the benefit of 2 field gate accesses onto the B4313 Fishguard to Maenclochog road at or around points 'X' and 'Y' on the Plan. It is offered 'For Sale' with immediate vacant possession and early inspection is strongly advised. Realistic Price Guide.

19.39 Acres Agricultural Land at Glandwr Farm, Llanymaer, Fishguard, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.

The map shows a grid of land parcels with the following labels and areas in hectares:

- 7740: 846ha 2.09
- 7237: 259ha .64
- 8941: 761ha 1.88
- 8936: 809ha 2.00
- 8332: 425ha 1.05
- 9029: 421ha 1.04
- 8723: 1.894ha 4.68
- 9124: 656ha 1.62
- 9726: 579ha 1.43
- 0731: 1.206ha 2.98
- 1221: 963ha 2.38
- 1213: 1.109ha 2.74
- 9609: 1.424ha 3.52
- 0900: 1.283ha 3.17
- 0992: 1.74ha .43
- 0584: 1.912ha 4.73
- 8983: 469ha 1.16
- 8674: 138ha .34
- 8200: 445ha 1.10
- 7906: 146ha .36
- 8214: 1.295ha 3.20
- 7618: 405ha 1.00
- 7320: 886ha 2.19
- 7432: 271ha .67
- 933: 86ha .46
- 7008: 356ha .88
- 7002: .097ha .24
- 7100: 227ha .56
- 6900: 463ha 1.14
- 6884: 494ha 1.22
- 6980: 1.827ha 4.52
- 8388: .089ha .22
- 9089: 1.166ha 2.88
- 1392: 129ha .32
- 0006: 2.061ha 5.09
- 8600: 1.364ha 3.37
- 7700: 1.288ha 3.18

Other features include the River Ayr, Bryn Deri, Capel Glandwr (Baptist), and various paths and tracks.

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19.39 Acres Agricultural Land at Glandwr Farm, Llanymaer, Fishguard, Pembrokeshire.

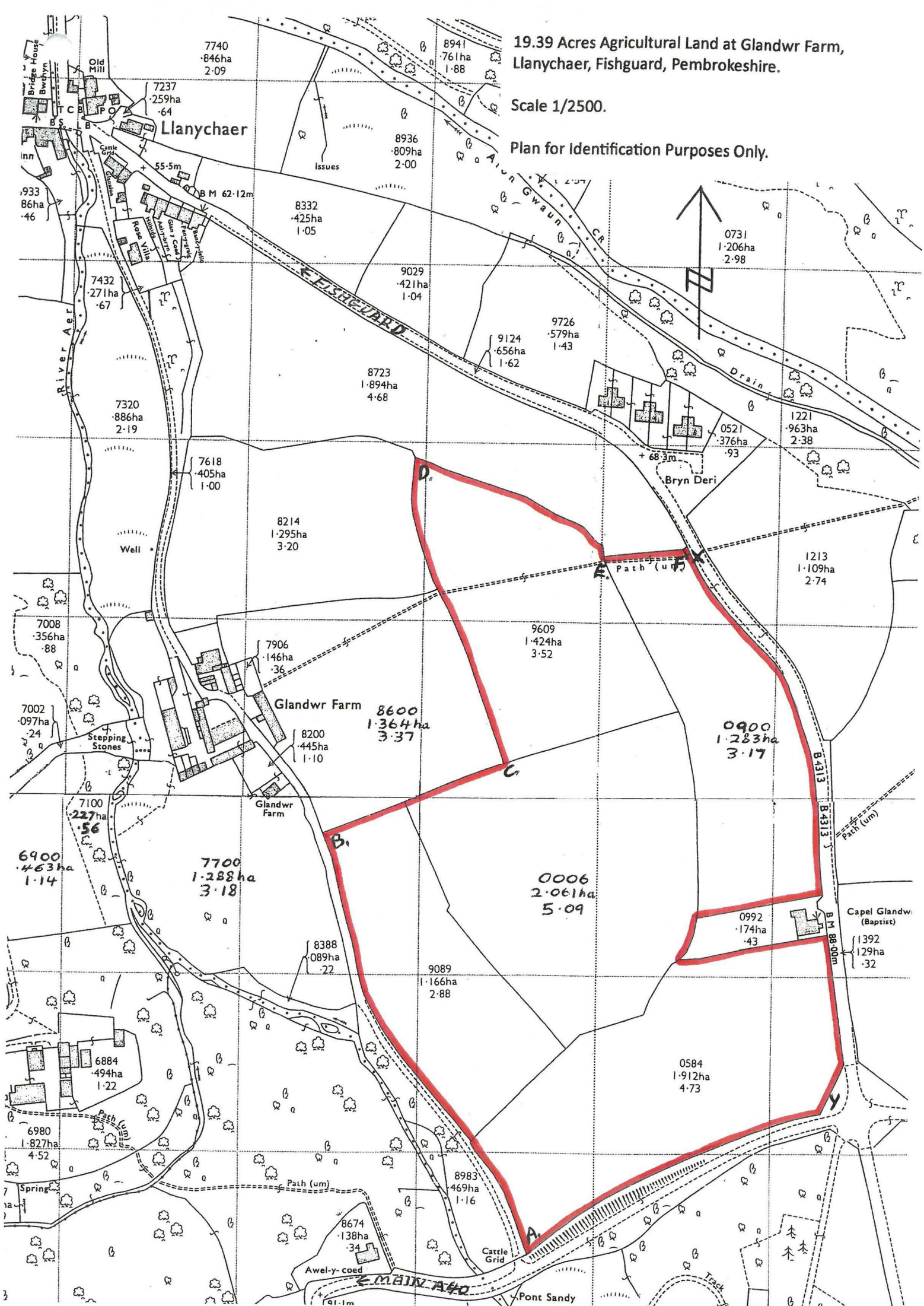
Scale 1/2500.

Plan for Identification Purposes Only.

The map shows a grid of land parcels. A red line outlines a specific area of interest. The parcels are labeled with numbers and their areas in hectares and acres. Key features include the River Ayr, the River Gwaun, and the River Ayr. The map also shows various buildings, including a bridge house, an old mill, and a chapel. The scale is 1/2500, and the plan is for identification purposes only.

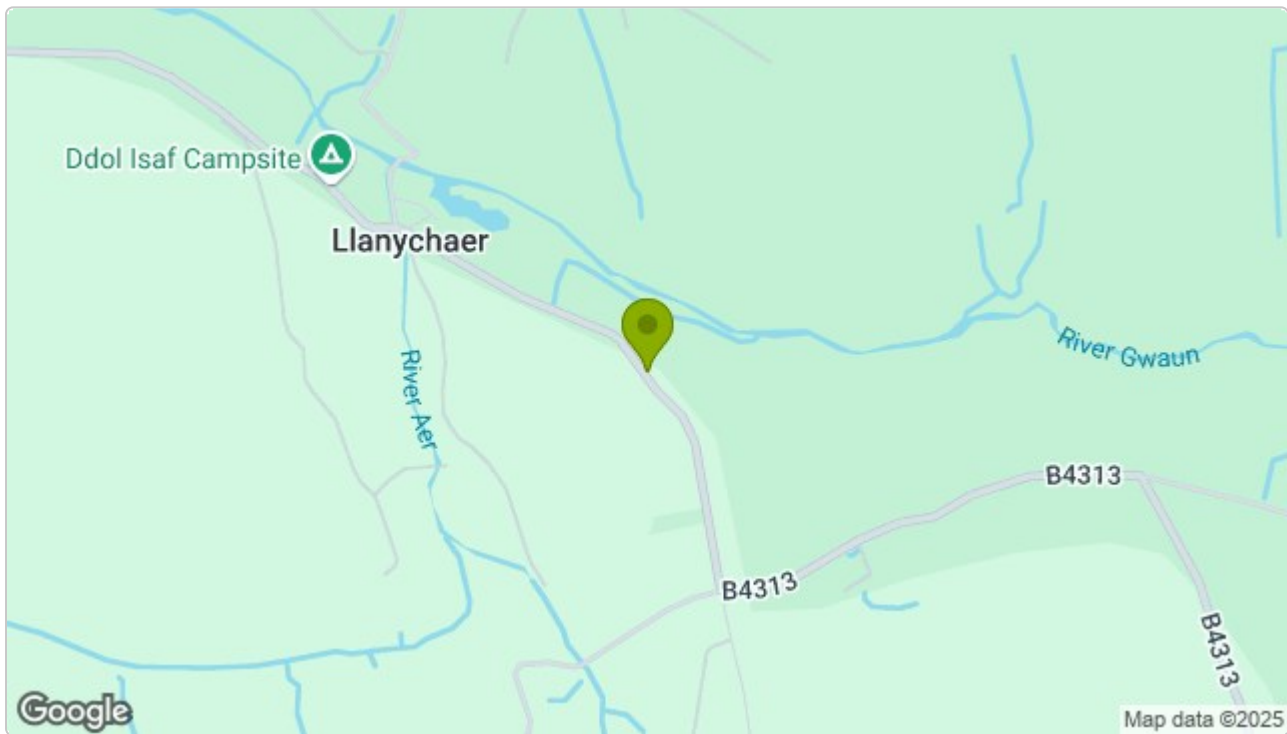
Parcel Data:

Parcel Number	Area (ha)	Area (ac)
7740	846	2.09
7237	259	0.64
8941	761	1.88
8936	809	2.00
8332	425	1.05
9029	421	1.04
9726	579	1.43
9124	656	1.62
8723	1894	4.68
7618	405	1.00
8214	1295	3.20
7906	146	0.36
8200	445	1.10
8600	1364	3.37
7100	227	0.56
6900	463	1.14
7700	1288	3.18
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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