

53.38 acres (21.60 hectares) or thereabouts of
Agricultural Land at Ratford Bridge,
Dale Road, Haverfordwest.
Available as a whole or in lots.



GUIDE PRICE - Lot 1 £230,000

GUIDE PRICE - Lot 2 £200,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

A USEFUL BLOCK OF AGRICULTURAL LAND SUITABLE FOR GRAZING MOWING & ARABLE USE WITH GOOD ACCESS AND SITUATED APPROXIMATELY 4 MILES FROM THE MARKET TOWN OF HAVERFORDWEST, PEMBROKESHIRE.

- Two lots of agricultural land located off the B4327 Dale Road
- Easily accessible having roadside access
- Boundaries in stock proof condition
- Natural water supplies
- Generally level / gently sloping in nature
- Lot 1 extends to approximately 28.4 acres of arable and pasture land, suitable for mowing and/or arable use, and laid out in 3 conveniently sized enclosures
- Lot 2 extends to approximately 24.98 acres of arable and pasture land, suitable for grazing, mowing and/or arable use, and laid out in 3 enclosures. Lot 2 also comprises an area of woodland, along the stream boundary and a small pond
- For sale by private treaty

GUIDE PRICE - Lot 1 £230,000

GUIDE PRICE - Lot 2 £200,000



SITUATION

The land is located to the South-West of Haverfordwest and South-East of the coastal village of Broad Haven, off the B4327 Dale Road

DIRECTIONS

From Portfield (Haverfordwest) take the B4327 Dale Road and continue for approximately 3 miles. The land is on the left and right hand side, before the right-hand junction signposted Broad Haven and Ratford Bridge. Both sides accessed via a concrete area and galvanised gates, set back from the road. Lot 1 can also be accessed off the unclassified road towards Broad Haven. A for sale sign has been placed at the entrance for reference.

WHAT 3 WORDS

The unique combination of three words will pinpoint the property on the map
///surnames.wrist.wriggled.



DESCRIPTION

The Land - Lot 1

Extending to some 28.40 acres (11.49 hectares), the land is a mixture of Grade 3a and 3 b according to the Agricultural Land Classification Map for Wales, being productive and mostly suitable for mowing and/or arable use. There are several open land ditches on the land, providing a natural water supply. The boundaries are well fenced and gated, and the land benefits from good roadside access points, being easily accessible by heavy machinery and tractors. Additional internal fencing would be required for grazing Lot 1 due to the open ditches. The land is mostly level and gently sloping, and is laid out in 3 conveniently sized enclosures.

The Land - Lot 2

Extending to some 24.98 acres (10.11 hectares), the land appears to be productive and fertile, and would be mostly suitable for grazing livestock, mowing and/or arable use. The land is laid out in 3 enclosures, and a small wooded area along the stream boundary. There is also a small pond to the south east of the land. Field 2197 is mostly level, whilst fields 2671 and 1172 gently slopes to the stream, with a southern aspect. Boundaries appeared to be stock proof.

SCHEDULE OF AREAS

Lot 1				
Field Name	Field no.	Ac.	Ha.	
Square Field	SM9013 1935	10.09	4.08	Pasture
Strip Field	SM9013 2423	5.94	2.40	Pasture
Triangle North	SM9013 1002	12.38	5.01	Pasture
		28.40	11.49	

Lot				
Field name	Field no.	Ac.	Ha.	
Triangle South	SM9012 2197	8.73	3.53	Pasture
Dog Leg	SM9012 2671	5.32	2.15	Pasture
Springwood	SM9012 1172	8.72	3.53	Pasture
Springwood woodland	SM9012 0664	2.21	0.9	Woodland
		24.98	10.11	

TENURE AND POSSESSION

The property is offered freehold with vacant possession available upon completion.

EASEMENTS, RIGHTS OF WAY
AND WAYLEAVES:

We are not aware of any public or third party rights of way affecting the land. Please refer to the deeds for the property.

BASIC PAYMENT ENTITLEMENTS:

Basic Payment Entitlements are not included within the sale.

SPORTING, MINERAL & TIMBER RIGHTS

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

SERVICES

The land benefits from several open land ditches providing a natural water supply. There is no mains water supply.

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

METHOD OF SALE

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

VENDOR'S SELLING AGENT:

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

If you have an enquiry regarding the property, please ask to speak to Vicky Rees.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

OS GRID REFERENCE

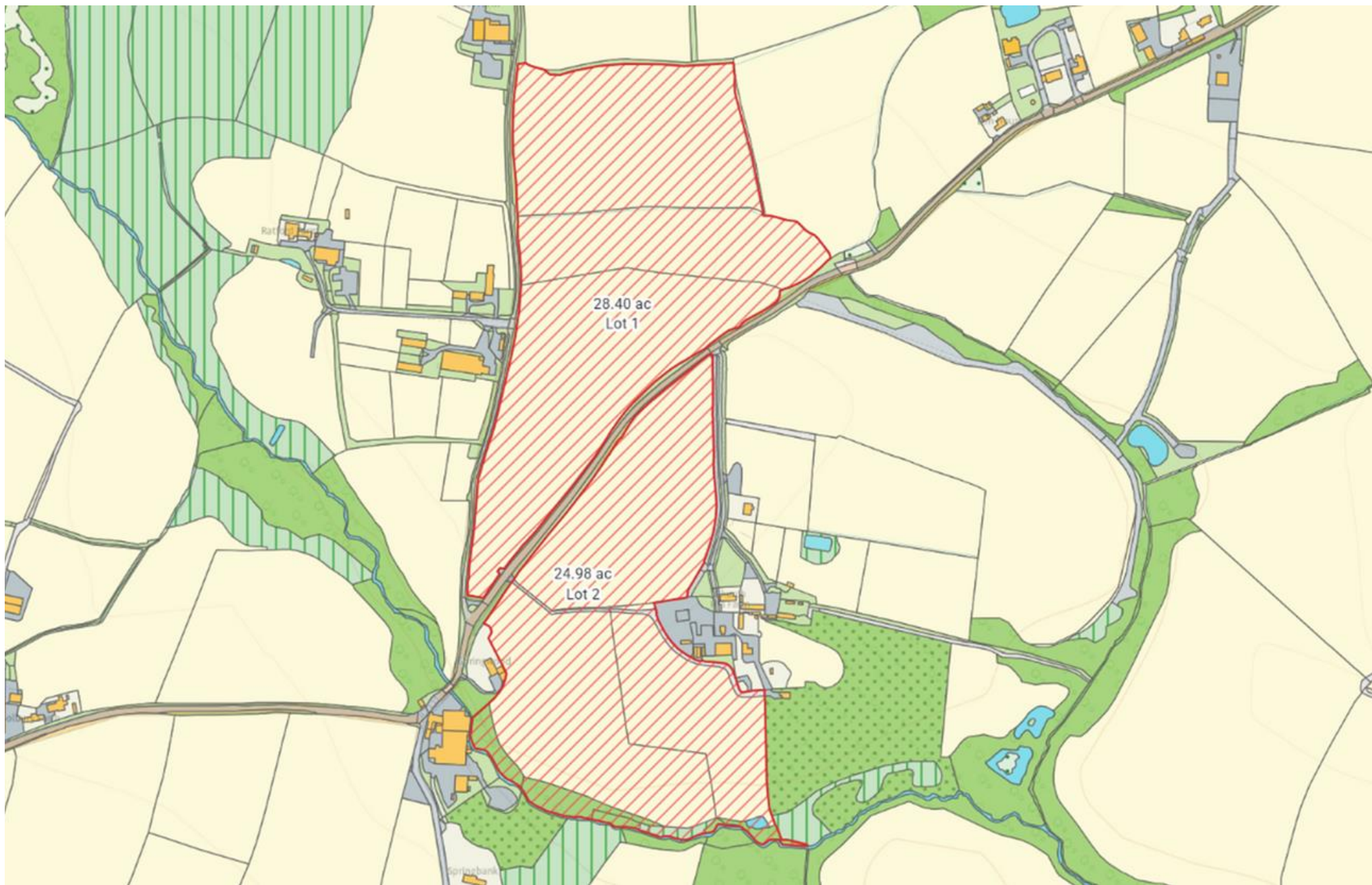
SM90231320

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.

Photographs were taken in May 2025





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