

24.12 ACRES OF LAND AT RHIWE,
LLANYCEFN, CLYNDERWEN, SA66 7JE.



GUIDE PRICE - £250,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

LAND AT RHIWE, LLANYCEFN, CLYNDERWEN SA66 7JE

KEY FEATURES

- 24.12 ACRES OF PRODUCTIVE AGRICULTURAL LAND
- Laid to pasture
- Fenced for sheep
- Mains & Private water supplies
- Suitable for silage or grazing
- Livestock handling pen and sorting facilities



SITUATION

The property is located south of the village of Llanycefn alongside the B4313.

DIRECTIONS

From the A40 trunk road at the Penblewin roundabout take the exit onto the B4313 heading north. Follow this road for approximately 6 miles and the property is located on the east side of the road, some 250 meters before the turning to Llanycefn village.

WHAT 3 WORDS

The unique combination of three words will pinpoint the property on the map
///modifies.layover.occupy

WOODLAND

5.88 ACRES OF WOODLAND ARE AVAILABLE BY SEPARATE NEGOTIATION.



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. The property benefits from a right of access over the route hatched blue.

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 mains and a private 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.

VENDOR'S SELLING AGENT:

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: Kathryn@edwardperkins.co.uk

If you have an enquiry regarding the property, please ask to speak to Kathryn Perkins.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

OS GRID REFERENCE

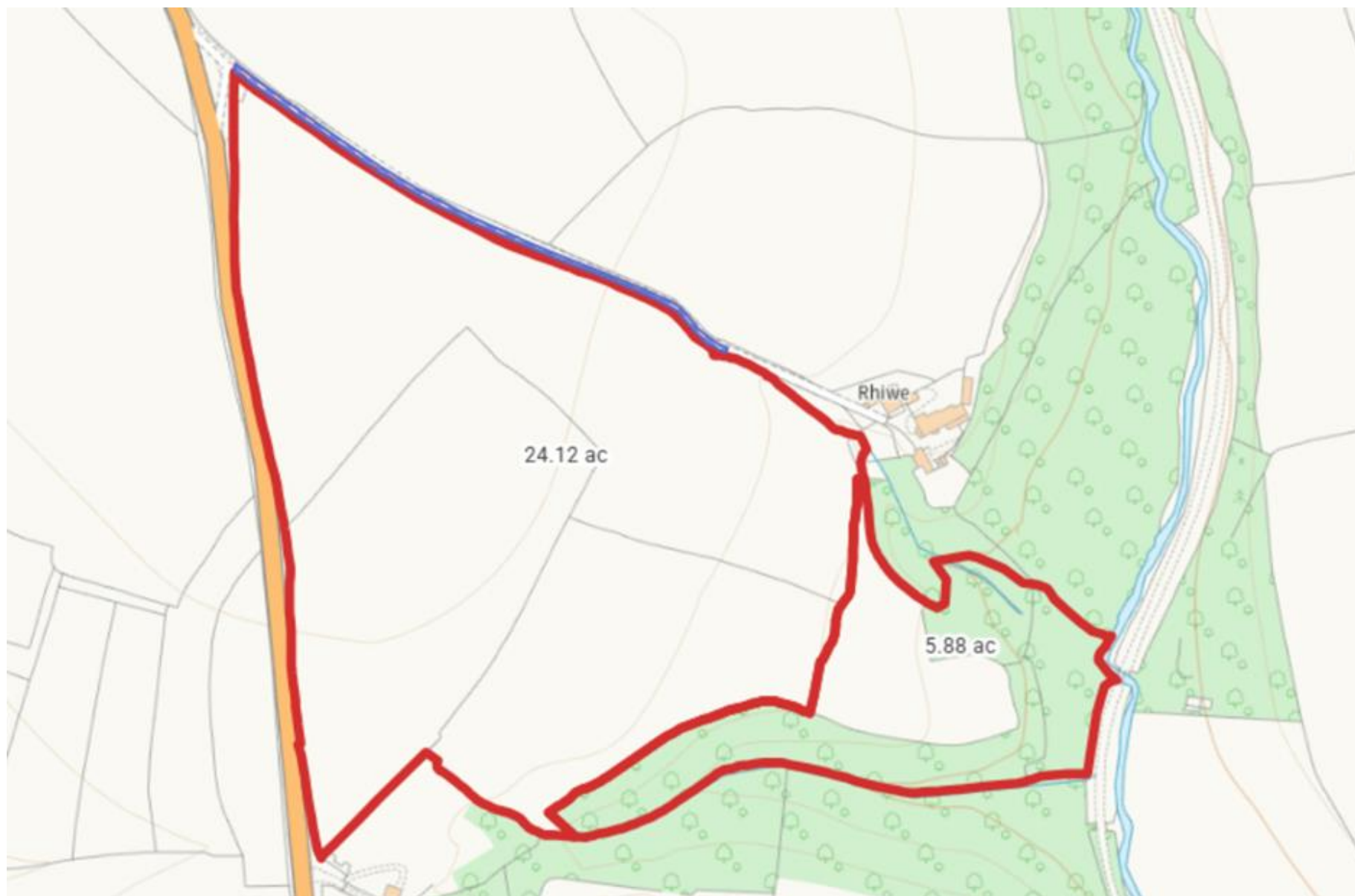
SN0973 22 86

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 June 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