

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS

St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG

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83.22 acres of Land at Mynachlogddu, Pembrokeshire.

For Sale by Private Treaty

A single block of land extending to some 83.22 acres (33.68 ha) situated adjacent to Dolaumaen, Mynachlogddu, Pembrokeshire.

Guide Price £385,000

83.22 acres of land adjacent to Dolaumaen, Mynachlogddu

*Five enclosures offering a mix of productive pasture and heathland

*Roadside access on the northern boundary.

*Situated in the Pembrokeshire Coast National Park.

*Outstanding views towards Foel Cwmcerwyn, Foel Drigarn and large parts of the Pembrokeshire and Carmarthenshire landscape.

*Suitable for a range of agricultural, conservation and amenity uses.

Offers invited in the region of £385,000

GENERAL DESCRIPTION

A SINGLE BLOCK OF LAND SITUATED WITHIN THE PEMBROKESHIRE COAST NATIONAL PARK WHICH OFFERS OPPORTUNITIES FOR A WIDE VARIETY OF AGRICULTURAL, CONSERVATION AND AMENITY USES. THE BLOCK EXTENDS IN ALL TO SOME 83.22 ACRES (33.68 HECTARES) AND COMPRISES A MIX OF PRODUCTIVE PASTURE AND ROUGHER GRASSLAND/HEATHLAND, LYING ON GROUND THAT IS PART SLOPING AND PART LEVEL IN NATURE.

The elevated section lies at the northern lower slope of Foel Dyrch, whilst the lower section lies above the minor unclassified road that links Pentre Galar to Mynachlogddu.

The land enjoys outstanding views towards Foel Cwmcerwyn and Foel Drigarn, and overlooks the upper Eastern Cleddau catchment area and large tracts of Pembrokeshire and Carmarthenshire.

SITUATION/DIRECTIONS

The land is situated alongside the unclassified minor council road that runs between Pentre Galar and Mynachlogddu, some 1.5 miles to the north east of the latter.

The gate to the land is situated at OS Grid Reference SN 1610 3100

SERVICES

There are no mains services connected to the property. There is a spring in Field C, providing a natural source of water. An adjoining property does have a right to draw water from this supply.

TENURE AND POSSESSION

The property is offered freehold.

AGRICULTURAL SUBSIDY SUPPORT AND AGRI-ENVIRONMENTAL SCHEMES

The land does not currently form part of any agri-environmental management scheme, however, it is all registered for agricultural subsidy support. There are entitlements available, and these can be transferred as part of the sale.

The land offers opportunities for the Ffermio Bro - Farming in Designated Landscapes (Ffermio Bro) scheme, which provides funding for works relating to sustainability, mitigating climate change, wildlife habitats and ecosystems. Further information can be obtained from the Welsh Government.

STATUTORY AUTHORITIES

Pembrokeshire County Council,
[County Hall, Haverfordwest SA61 1TP](#)
Telephone: [01437 764551](tel:01437764551).

Pembrokeshire Coast National Park, Llanion Park,
Pembroke Dock, Pembrokeshire SA72 6DY
Telephone: 01646 624800

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

COMMONS REGISTER

Part of the land is registered as Common Land - CL041 - Foel Dyrch. Details of commoners grazing rights can be obtained from the selling agent or from the county council.

DESIGNATIONS

The heathland and part of the elevated section are classified as open Access Land. There is a Scheduled Ancient Monument (stone circle) on the lower slope of Foel Dyrch (Field C).

PUBLIC RIGHTS OF WAY

There is a short length of public footpath on the southern boundary, and a bridle way crossing over the heathland.

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VIEWING ARRANGEMENTS

Interested parties are most welcome to view the land at their own convenience, although the selling agent should be made aware of any intention to view.

VENDORS SOLICITOR

To be advised.

VENDOR'S SELLING AGENT:

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

