



23.54 Acres of Land and an Agricultural Building, Tufton, Clarbeston Road,
Haverfordwest, Pembrokeshire, SA63 4TU

Price Guide £280,000

A valuable block of Agricultural Land which extends to 23.54 Acres or thereabouts in 4 Enclosures together with an Agricultural/Livestock Building 45' x 30'. The Land is all down to Permanent Pasture and is in good heart with 3 Field Gate Accesses onto the Tufton to Castlebythe Council Maintained District Road. The Land is all Sheep Fenced and benefits from a Mains (metered) Water Supply. Blocks of Agricultural Land of this nature together with an Outbuilding are few and far between and early inspection is strongly advised. Realistic Price Guide.

Situation

Tufton is a small hamlet which is bisected by the B4329 Haverfordwest to Cardigan Road and some 10 miles or so north east of the County and Market Town of Haverfordwest.

Tufton has the benefit of a Public House and a Chapel and some 3 miles or so equidistant are the well known villages of Puncheston and Maenclochog.

Puncheston being close by benefits a Primary School, Public House, 2 Chapels and a Church, whilst Maenclochog has the benefit of a Primary School, a Church, 2 Chapels, a Public House, a General Store, Cafe, 2 Petrol Filling Stations and a Village/Community Hall.

The Preseli Hills being close by, provide excellent walking, rambling, hacking and pony trekking facilities.

Also within easy car driving distance is the Llys-y-Fran Reservoir and Country Park which provides excellent Boating facilities and freshwater Trout Fishing.

The North Pembrokeshire Coastline at The Parrog, Newport is within 11 miles or so and also within easy reach are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent shopping centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take Away's, Art Galleries, a Library, Leisure Centre, The County Council Offices and The County Hospital at Withybush

The Land concerned is situated on the edge of the hamlet of Tufton with frontage onto the Tufton to Castlebythe Council Maintained District Road.

Directions

From Fishguard take the B4313 road south west in the direction of Maenclochog for approximately 8 miles and upon reaching the crossroads at New Inn with the B4329 Cardigan to Haverfordwest road, turn right signposted Haverfordwest. Continue on this road for 2 miles or so and in the hamlet of Tufton, take the turning on the right towards Castlebythe. Continue on this road for 200 yards or so and the field gate access to OS No 9020 is situated on the left hand side of the road. A 'For Sale' Board is erected on site.

Alternatively from Haverfordwest, take the B4329 road in the direction of Cardigan for some 10 miles and in the hamlet of Tufton, take the turning on the left towards

Castlebythe. Continue on this road for 200 yards or so and the field gate access to OS No 9020 is on your left. A 'For Sale' Board is erected on site.

Description

The Land concerned extends to some 23.54 Acres or thereabouts and is in 4 Enclosures. The Land is all down to Permanent Pasture and is either level lying or gently sloping with southerly or south-westerly aspects. The Land is accessed off the Tufton to Castlebythe Council Maintained District road and has 3 Field Gate Accesses at or around points 'A', 'B' and 'C' on the Plan. The Land is all sheep fenced and benefits from a Mains (metered) Water supply as well as a Natural Water supply in Field OS No 6442 via a stream.

Situated in OS No 6442 is an:-

Agricultural Livestock/Cattle Building

45'0" x 30'0" (13.72m x 9.14m)

Of steel stanchion and concrete panel construction with Yorkshire board and corrugated cement fibre cladding under a corrugated cement fibre roof. The Building has a concreted floor and is divided into 3 pens with each pen measuring 30'0" x 15'0" apx.

The boundaries of the Land are edged in red on the attached Plan to the Scale of 1/2500 and are set out in the:-

<u>Schedule of Areas</u>	
<u>OS No</u>	<u>Acreage</u>
9020	4.76
8335	6.54
6928	7.14
6442	<u>5.10</u>
	Total – 23.54 Acres

Services

Mains Water (metered supply) connected.

Tenure

Freehold with Vacant Possession upon Completion.

Overage/Clawback

In the event of Planning Permission being granted or deemed to have been granted on Field OS No 9020 within 20 years of the Completion date, then the vendors would Clawback 30% of the increase in value over and above the purchase price of this enclosure. Field OS No 9020 has its own Title number.

Entitlements

There are no entitlements attached to the Land.

Local Authority

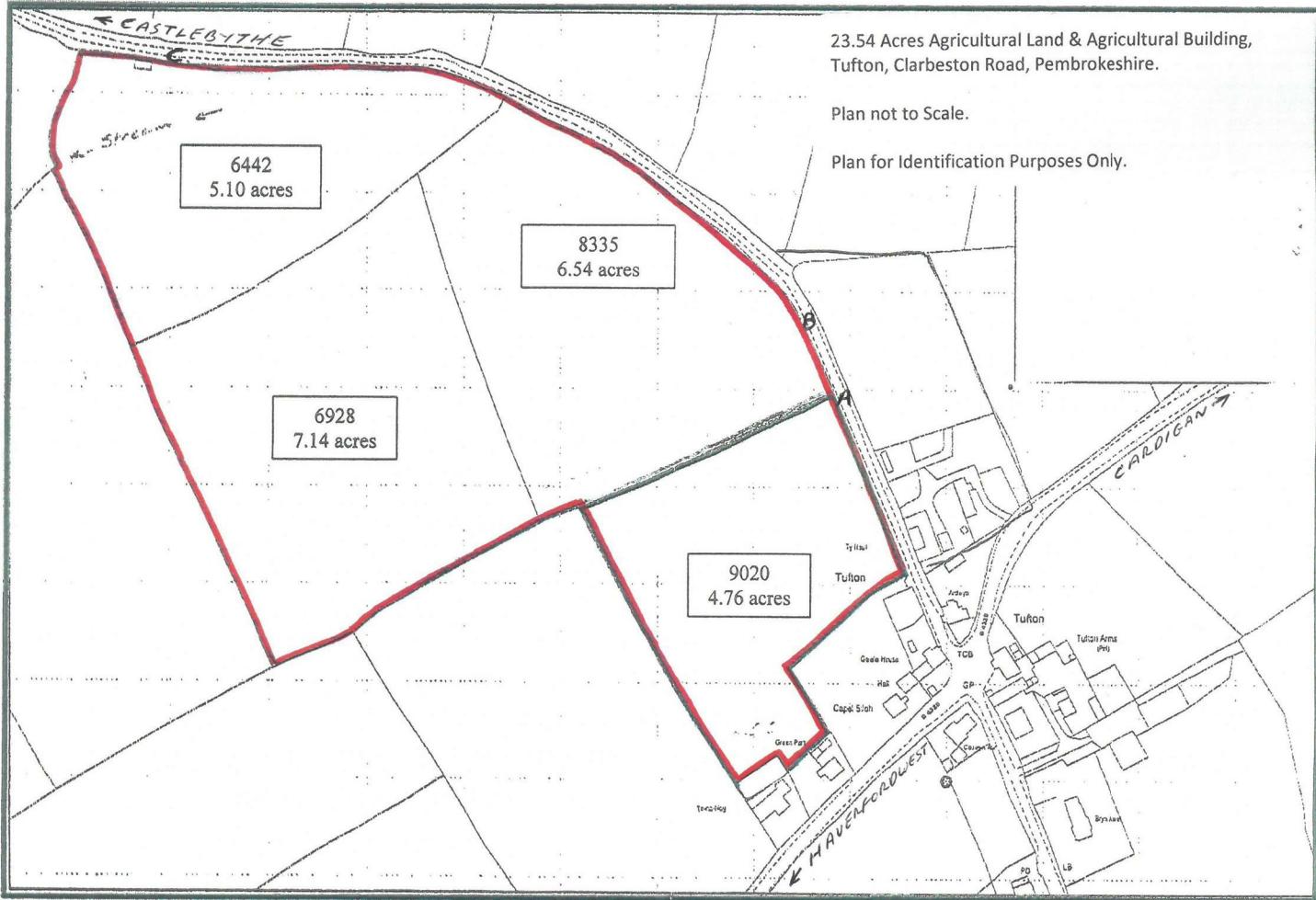
Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire. Telephone - 01437 764 551.

Remarks

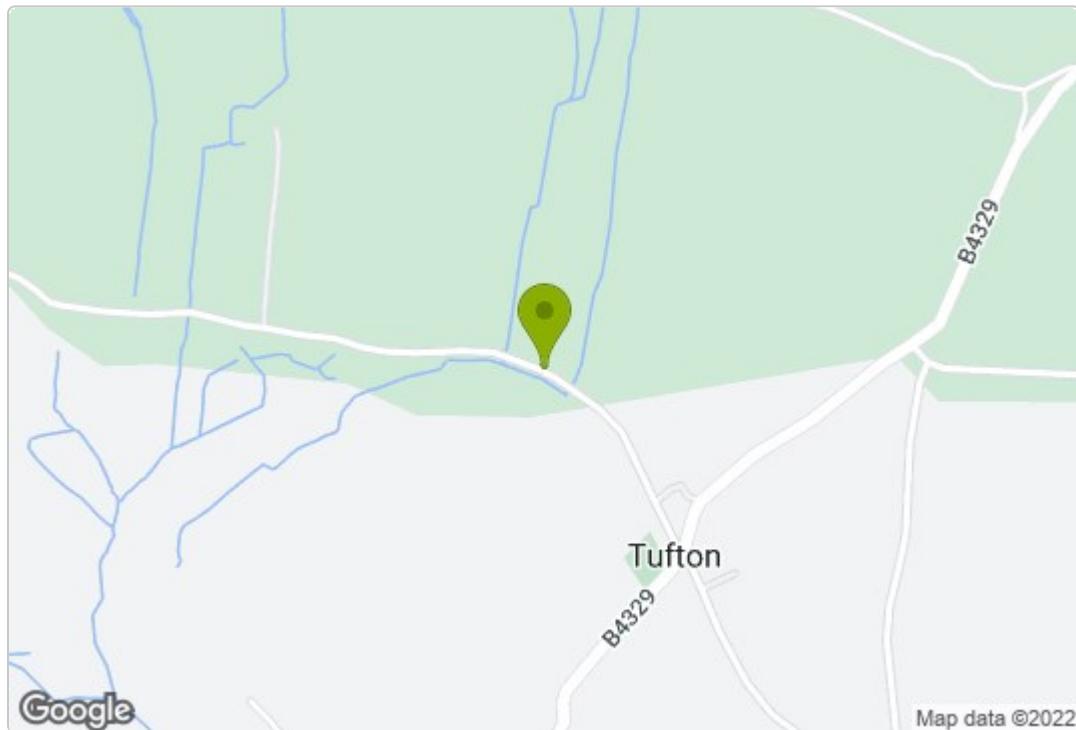
The Land concerned extends to 23.54 Acres or thereabouts and has the benefit of a good Agricultural/Livestock/Cattle Building which measures 45'0" x 30'0". The Land is 4 enclosures and is all down to permanent pasture and in good heart. It is all Sheep fenced and has 3 field gate accesses onto the Tufton to Castlebythe Council Maintained District road, as well as a Natural Water supply and also a Mains (metered) Water supply connected. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



PLAN FOR IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.



Area Map



Energy Efficiency Graph

The figure shows a vertical scale for energy efficiency ratings. The scale is color-coded and ranges from 'Very energy efficient - lower running costs' at the top to 'Not energy efficient - higher running costs' at the bottom. The ratings are: A (green, 92 plus), B (green, 81-91), C (light green, 69-80), D (yellow, 55-68), E (orange, 39-54), F (red-orange, 21-38), and G (red, 1-20). The scale is labeled with these values in parentheses next to each color segment.

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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