



**21.32 Acres of Land at Bengal Road, Trecwn, Haverfordwest, Pembrokeshire, SA62 5XT**

**Price Guide £200,000**

\*A valuable block of Agricultural Land which extends to 21.32 Acres or thereabouts.

\*The Land is virtually all down to permanent Pasture with the exception of some 2 Acres or thereabouts of Land on the northern boundary which is Rough Grazing and Wet Land.

\*Fronting the Letterston to Llanychaer Council Road and within a half a mile of the Main A40 Fishguard to Haverfordwest Road.

\*The Land is in the main Cattle Fenced and is gently sloping with a north westerly aspect.

\*Small blocks of Agricultural Land are in good demand and early inspection is strongly advised.

\*Realistic Price Guide.

SITUATION

The Land concerned fronts onto the Letterston to Llanychaer Council Maintained District road and is situated within a half a mile or so of the Main A40 Fishguard to Haverfordwest road.

The Land is situated within a mile or so of the village of Scleddau and is some 3 miles or so south of the Market Town of Fishguard. The other well known village of Letterston is some 2 ½ miles or so south and has the benefit of several Shops, a Post Office/Butchers Shop, a Primary School, Church, Chapels, a Public House, Fish and Chip Shop Restaurant/Takeaway, Petrol Filling Station/Store, a Memorial/Community Hall and a Licensed Restaurant.

Fishguard being close by, has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations and a Leisure Centre.

The County and Market Town of Haverfordwest is some 12 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at The Parrog, Fishguard is some 3 ½ miles or so north and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

DESCRIPTION

The Land concerned fronts onto the Council Maintained Letterston to Llanychaer Road (which is known as Bengal Road) and is within a mile or so of the village of Trecwn. The Land is virtually all down to permanent Pasture and is the main, gently sloping with a north westerly aspect. Of the total acreage there is some 2 Acres or thereabouts of Rough Grazing Land and Wet Land on the northern boundary. The Land is cattle fenced and benefits from a Mains (metered) Water Supply. There are field gate accesses to the Land off the Council Road at or around points 'A' and 'B' on the Plan. The boundaries of the Land are coloured red on the attached Plan to the Scale of 1/2500 and are set out in the:-

Schedule of Areas

SCHEDULE OF AREAS	
O.S. No.	ACREAGE
1980	4.98
3184	3.02
2792	1.77
2200	2.60
1100	7.47
2108	1.48
TOTAL 21.32 ACRES	

SERVICES

Mains Water (metered supply) connected.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

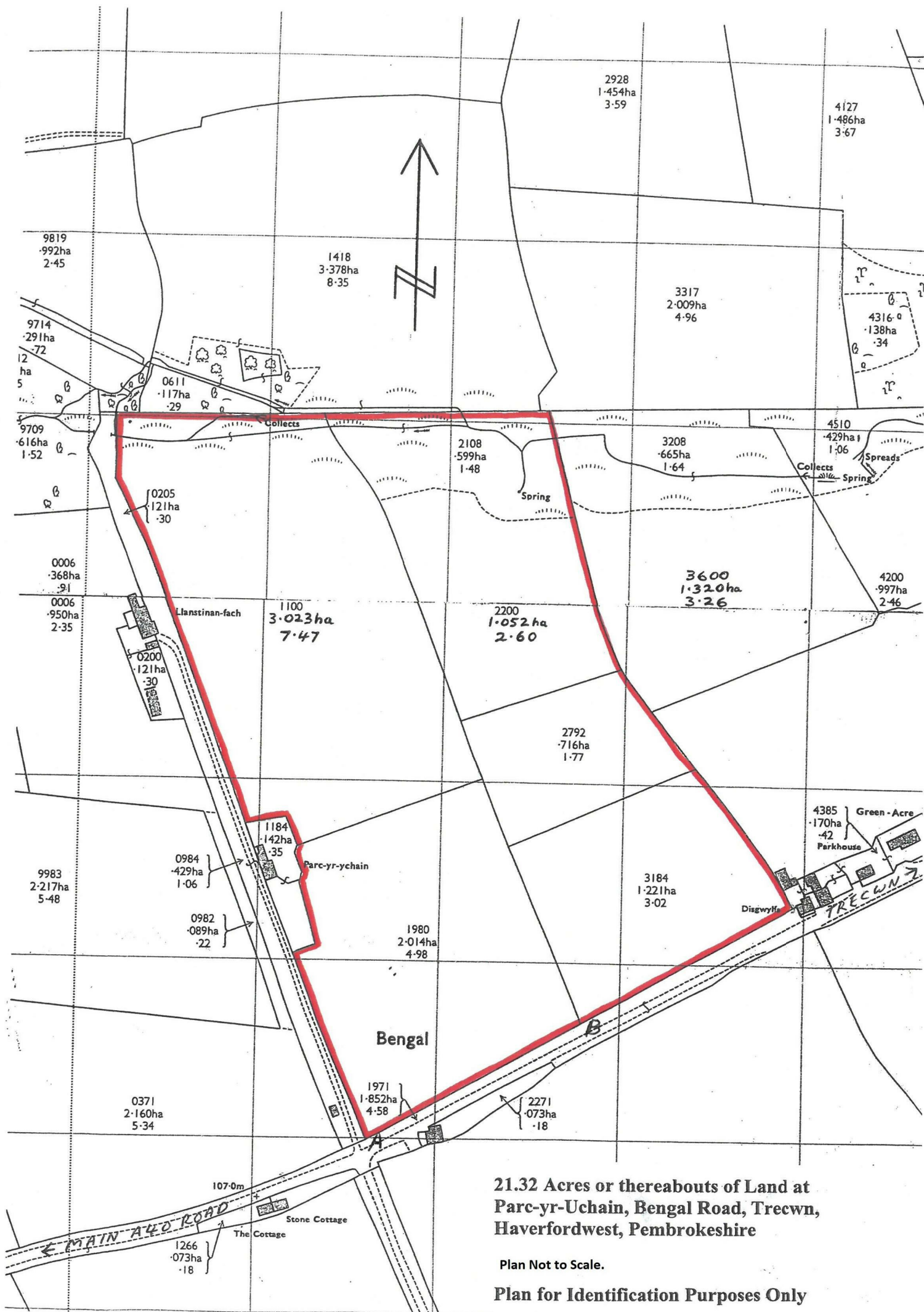
The Land concerned is formerly part of Parc-yr-Uchain and is within a half a mile or so of the Main A40 Fishguard to Haverfordwest Road. It is situated some 3 miles or so south of the Market Town of Fishguard and some 12 miles or so north of the County and Market Town of Haverfordwest. The Land is virtually all down to permanent Pasture and is gently sloping with a northerly aspect. On the northern boundary there is 2 Acres or thereabouts of Rough Grazing Land and Wet Land. Small blocks of Agricultural Land of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.

DIRECTIONS

From Fishguard, take the Main A40 Road south for some 2 miles passing through the village of Scleddau and some three quarters of a mile or so further on, take the first turning on the left. Continue on this road for a quarter of a mile or so and upon reaching the T junction with the Letterston to Llanychaer Road, turn left. Continue on this road for a further quarter of a mile or so and the Land concerned is situated on the left hand side of the road (adjacent to the lane leading down to Parc-yr-Uchain).

Alternatively from Haverfordwest, take the Main A40 Road north for some 10 miles passing through the village of Letterston and some 2 miles or so further on, take the third turning on the right, signposted to Llanychaer. Continue on this road for approximately half a mile and the Land concerned is situated on the left hand side of the road (adjacent to the lane leading down to Parc-yr-Uchain).





**21.32 Acres or thereabouts of Land at  
Parc-yr-Uchain, Bengal Road, Trecwn,  
Haverfordwest, Pembrokeshire**

Plan Not to Scale.

**Plan for Identification Purposes Only**





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