

8.5 acres or thereabouts of land at Castle Meadow , Narberth, SA67 8AS

**Offers In The Region Of £110,000**

- An opportunity to purchase a level productive field with roadside access in a delightful rural setting on the periphery of the Pembrokeshire Coast National Park.
- Currently down to pasture and ideally suited as a pony paddock or amenity use, subject to any necessary consents being obtained.

## SITUATION

This parcel of land occupies a delightful rural setting in the tranquil countryside that lies on the periphery of the Pembrokeshire Coast National Park between the unspoilt villages of Martletwy and Landshipping on the eastern shoreline of the tidal waters of the River Cleddau.

The area lies within easy reach of all the major towns of South Pembrokeshire, with the coastal resorts of Tenby and Saundersfoot being within a 20 minute drive. Local services can be found in the small town of Narberth which has in recent years become firmly established as one of the more sought after residential locations within the county having a range of shops and services.

Land in this area is renowned as being early productive land suitable for grazing and cropping with perhaps the potential for some alternative use, subject to the necessary consents being obtained.

## DESCRIPTION

A plan of the land is attached for identification purposes only.

Castle Meadow comprises one level enclosure extending to 8.5 acres or thereabouts having the benefit of roadside access off the minor road that links Martletwy to the riverside village of Llandshipping. The land is level and is down to pasture with well established natural hedgebanks that provide a degree of natural shelter.

## Services

We are advised that Mains water is connected with a tank located close to the entrance gate.

## TENURE

Freehold with vacant possession upon completion. There are no basic payments included in the sale.

## LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.

Tel: 01437 764551

<https://www.pembrokeshire.gov.uk>

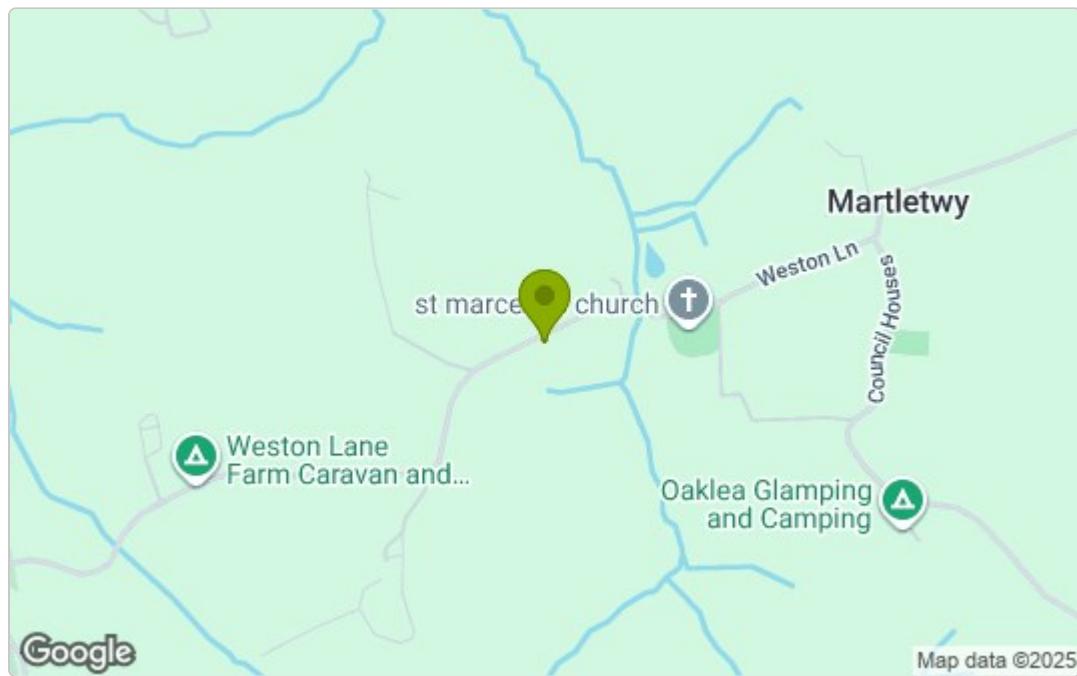
## GENERAL REMARKS

Viewing of this parcel of land is highly recommended to parties looking for a conveniently located field in delightful rural surroundings in the heart of the mid Pembrokeshire countryside close to the River Cleddau and the 'Secret Waterway' which forms an integral part of the Pembrokeshire Coast National Park. Ideally suited for agricultural use or as a pony paddock being located within an area where a diversified land use could be considered, subject to the necessary consents being obtained.

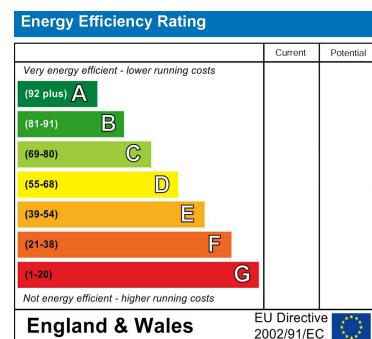
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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