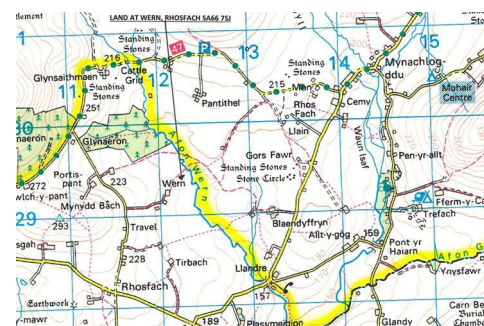




Land at Wern Farm , Rhosfach,Clynderwen, SA66 7SJ

£50,000

33 acres or thereabouts in total situated adjacent to the National Park

Splendid views, river frontage

Ideally suited as a conservation project

**** please note the access is extremely overgrown, to access the land a purchaser will need to put a new access in place****

SITUATION:

This is a parcel of land situated in the foothills of the Preseli Mountains in the heart of the coastal county of Pembrokeshire and being within easy reach of all the major towns of the area with local amenities available in the nearby settlements of Crymych, Glandy Cross and Maenclochog.

DIRECTIONS:

From our Narberth office, proceed north on the A478 to the village of Efailwen. At Efailwen, bear left taking signs for Llangolman. Continue on this road for a couple of miles and go over the bridge, Llangolman Slate Works will be on your right. Take the turning right towards Maenclochog. Proceed up the hill and after about half a mile, at the cross roads, turn right (North). The entrance to the property will be seen on your left after a further quarter of a mile. The shared track at the top of the lane will say Wern Farm. Proceed down the track and the land will be found on your right hand side towards the the bottom of the track. The entrance to the land is very overgrown.

DESCRIPTION:



A rare opportunity to acquire an unspoilt block of land in a very scenic setting with a rich diversity of wildlife, wild flowers and grasses which we believe include rare species which are usually lost by intensive farming activities. In recent times the land was an integral part of a productive holding with both sheep and more recently native breed cattle grazing on the land, but has been farmed sensitively and organically to enhance rather than damage the environment. The land has previously been registered as part of the Single Payment Scheme and Glastir and is currently a blank canvas and would suit a multiple of uses from farming and fishing to conservation and leisure.

The land is offered for sale as one principal lot edged red on the plan. This comprises a mix of improvable pasture and wetland with river frontage on the eastern eastern boundary. It will be necessary to create a new access as this is very limited and overgrown at present The land is typical of an area of upland grazing and whilst suitable for

conservation or amenity use or indeed grazing of hill livestock, it is unlikely to be suitable in the main for arable or cropping use.

SERVICES:

There are no services connected to the land.

RIGHTS OF WAY: – We understand the property has the benefit of a right of way for all purposes over the lane and is subject to various public footpaths

TENURE: Freehold with vacant possession upon completion.

METHOD OF SALE: The property is for sale by Private Treaty.

SINGLE PAYMENT SCHEME: We understand that the land has previously been registered as part of the Single Payment Scheme, however there are no entitlements included in the sale of the land.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES: The property is sold subject to and with the benefit of all existing wayleaves, easements and Rights of Way, public and private, whether specifically mentioned or not.

VIEWING: Viewing of the land will be permitted unaccompanied and on foot only. Viewing is at the viewer's risk and provided copies of these particulars are being carried. However, all parties viewing the land are expressly requested to arrange an appointment via the selling agents to attend the land before they attend on site. There may be livestock on the holding and as such viewers should take all reasonable care and ensure that if they open a gate that it is securely fastened behind them.

**** please note the access is extremely overgrown ****

Floor Plan



Area Map



Energy Efficiency Graph

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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