



Lot 1. Land at Rhosfach , Clynderwen, SA66 7SH

£70,000

6.99 acres of productive agricultural land situated in a renowned agricultural area

Lot 1: 6.99 acres including the track, divided into one enclosure. Asking price: £70,000

Situation

In the heart of the Pembrokeshire countryside and being within easy reach of A478 Narberth to Cardigan roadway and indeed the villages of Glandy Cross and Maenclochog, which between them provide a good range of local services and facilities.

The property is located within a belt of highly productive land suitable for grazing and cropping.

Directions

From the A478 Narberth to Cardigan road at Glandy Cross, take the turning for Maenclochog. Carry on to a 'Give Way' and turn right. Follow the road and cross over Pont Hywel Bridge. Go up the hill and bear right on the fork for Rhosfach/Maenclochog. Continue on this road for 1 mile and the entrance to the land will be seen on the right hand side (access to the entrance of Tir Bach).

Description

A parcel of good quality land situated in a renowned agricultural area that is suitable for both cropping and grazing purposes. The land is in good heart and has been offered for sale in two lots, but sensible offers will be considered for the land as one parcel of 13 acres.

Lot 1: One enclosure of 6.84 acres plus the track which equates to 0.158 acres which is included. Roadside access along the track to Tirbach which forms part of the enclosure.

Lot 2: One enclosure of 6.06 acres with roadside access.
SALE AGREED

Services

Metered water supply which is connected to Lot 2. Lot 1, will therefore need a new water meter being the responsibility of the purchaser.

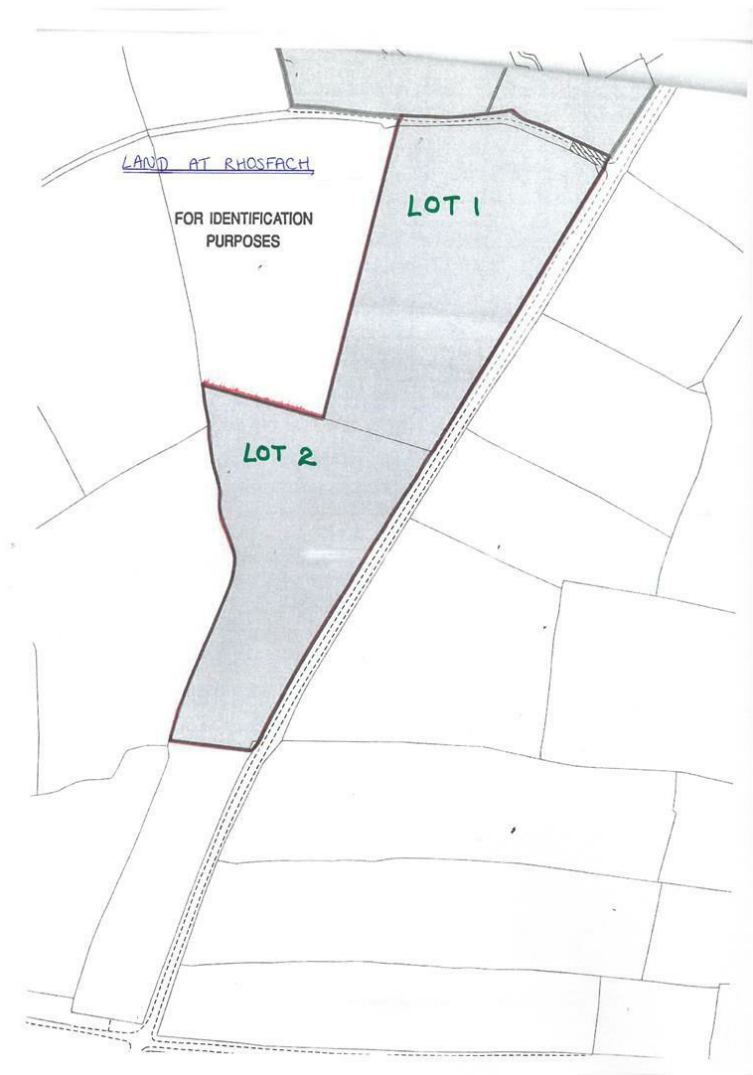
Tenure: Freehold with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

General Remarks

An excellent opportunity to purchase two parcels of good quality agricultural land in a very pleasant location that is suitable for both grazing and cropping purposes.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com