



Land at Penffordd , Penffordd, Clynderwen, SA66 7JA

**£250,000**

AN OPPORTUNITY TO ACQUIRE A CONVENIENTLY LOCATED PARCEL OF HIGHLY PRODUCTIVE AGRICULTURAL LAND EXTENDING TO 32 ACRES OR THEREABOUTS IN TOTAL BEING APPROXIMATELY 31 ACRES OF PASTURE WITH 1 ACRE OF WOODLAND.

THE LAND IS WELL FENCED AND GATED AND IDEALLY SUITED AS AN OFF LYING BLOCK OF CROPPING LAND. VIEWING IS RECOMMENDED

**SITUATION:**

The land lies on the periphery of the small village of Penffordd and lies within easy reach of the villages of New Moat, Maenclochog and Llanycefn taking its access off the New Moat to Penffordd roadway via a shared right of way.

The land is located within the heart of the coastal county of Pembrokeshire and is within a belt of highly regarded inherently fertile and productive land.

**DIRECTIONS:**

A location plan is attached

**DESCRIPTION:**

Approached via a shared stone lane off the Penffordd to New Moat roadway, this is a highly productive parcel of well managed land that is well fenced and gated and is predominantly level or gently sloping pasture land in good heart with a small area of woodland towards the stream that forms the eastern boundary. The land has in recent years been predominantly used for cropping but could be grazed, etc. A plan is attached for identification purposes only.

**SERVICES:**

There are no services connected to the land but the stream on the east could provide a natural water source if required.

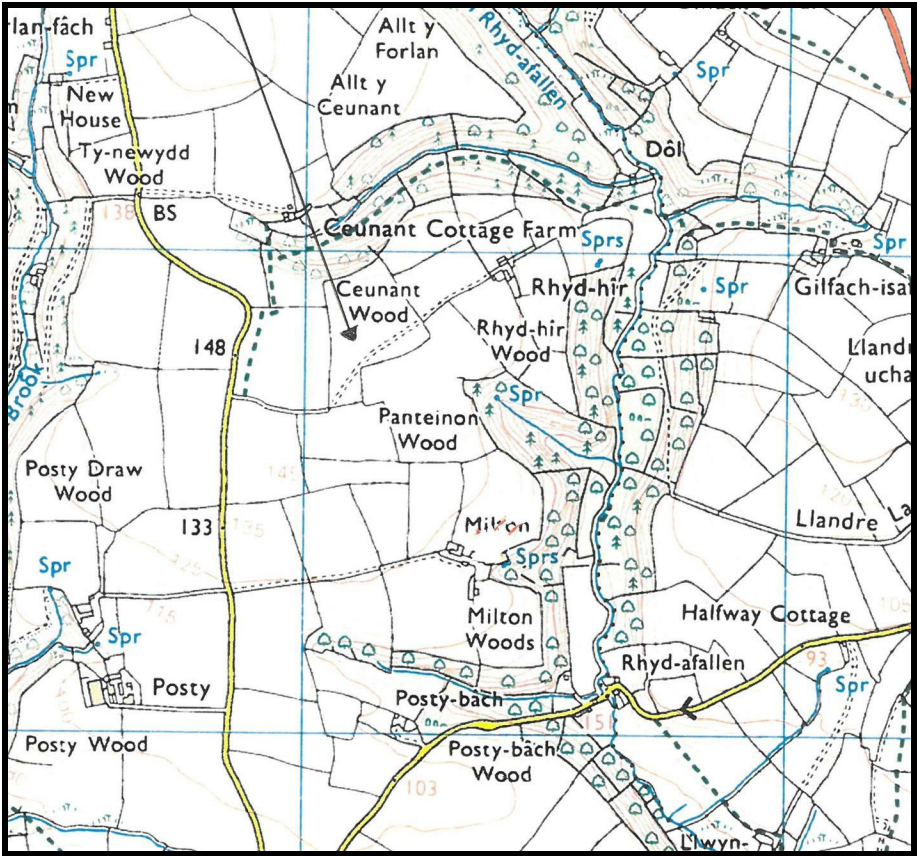
TENURE: Freehold with vacant possession upon completion. The land is approached via a stone lane that is a Right of Way leading to other properties and land. We also understand that there is a Public Footpath close to the river.

LOCAL AUTHORITY: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP. Tel: 01437 764551.

**GENERAL REMARKS:**

This is an opportunity to acquire a productive parcel of land in a convenient setting and being a block of land that is inherently fertile and suitable for cropping or with the potential for grazing although with only a natural water source available at this time. The land may also appeal to those purchasers looking to established their own smallholding under the various schemes now available, subject of course to any necessary consents being obtained.

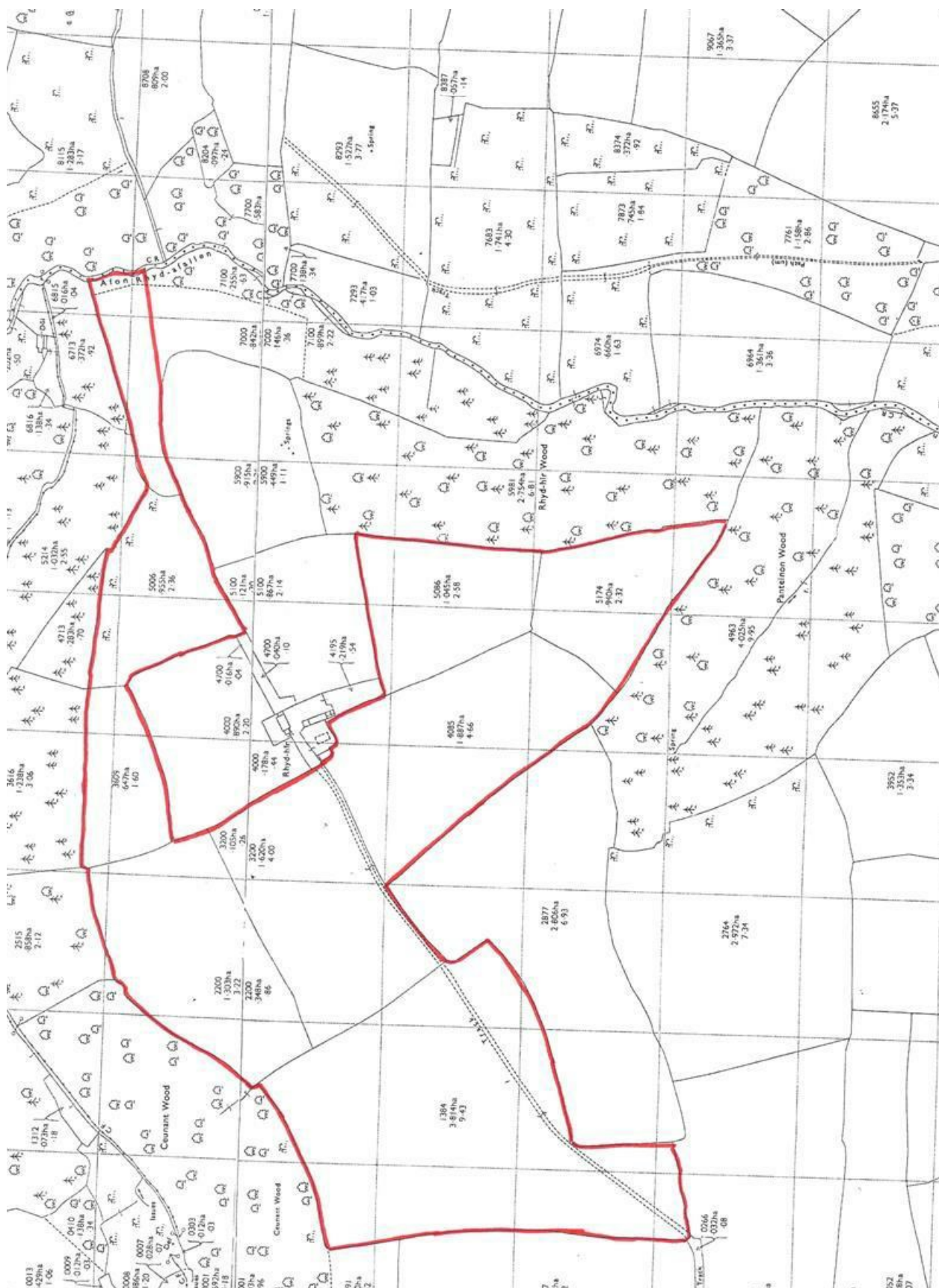
Location Plan



FIELD NO:	ACREAGE:
1384	9.43
3200	4.26
2200	4.08
3609	1.60
5006	2.36
6713	0.92
	woodland
4805	4.66
5086	2.58
5174	2.32
TOTAL	32.21 acres or thereabouts



## Land Plan - For Identification Purposes Only



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 firm's 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