



Land at Felindre Farchog , Velindre, SA41 3UU

£35,000

A single enclosure extending to 1.01 acres or thereabouts, which is mainly laid to woodland and straddles the 50m to 75m contours, a water course is located towards the western boundary. We would advise that the land offers very limited agricultural appeal but does offer considerable amenity value and would be ideally suited to those looking for a small parcel of land to embark on an environmental, rewilding and conversation project.

Situation

Occupying an elevated position being set away from the A478 Fishguard to Cardigan Road at Felindre Farchog, which is situated some 2.5 miles distant to the east of the sought after coastal and market town of Newport. Felindre Farchog offers a limited array of services and amenities yet the nearby coastal town of Newport has the benefit of a good range of services and amenities which cater for all day-to-day needs as does the market town of Cardigan which lies some 8 miles distant to the north east. The Pembrokeshire coastline at The Parrog is within 3 miles distant as are many other well-known sandy beaches and coves. Haverfordwest would be considered the administrative town for the county and lies some 22 miles distant to the south and offers a comprehensive array of commercial, educational and recreational facilities.

Services

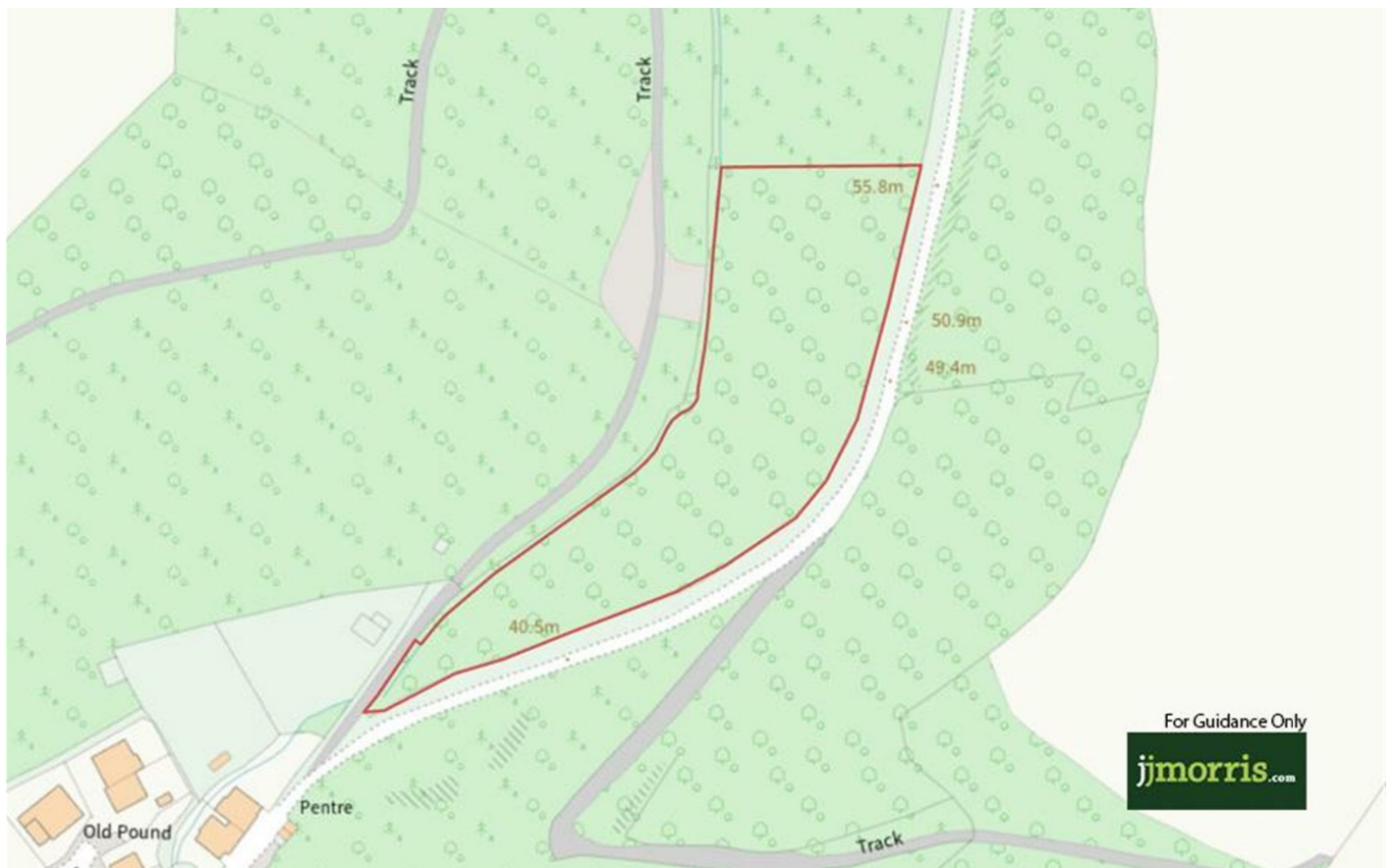
It is assumed that the land does not have the benefit of any mains services.

Access

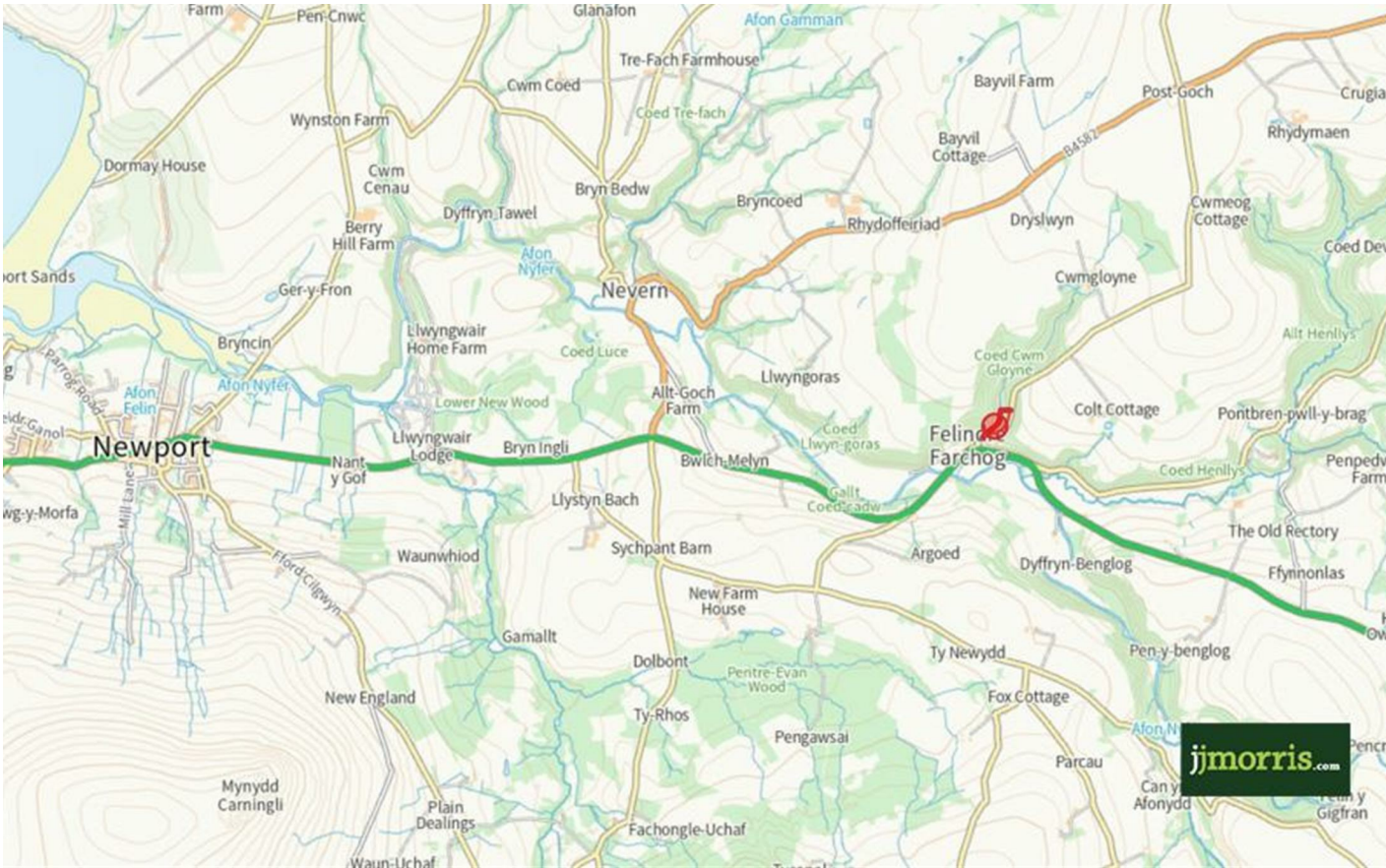
From the A487 Cardigan to Fishguard road, a minor council-maintained roadway provides access to the land.

Tenure

Although we have not inspected the Title to this land, we have assumed that it is Freehold of tenure and would assume that vacant possession would be available upon completion.



Land Plan



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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