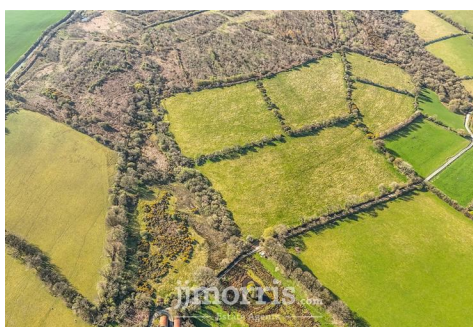




Land Formerly Part of Dolpwl , Boncath, SA37 0JS

£190,000

An opportunity to purchase approx. 27 Acres (11 HA) of Pasture Land, situated in a rural setting between the villages of Boncath, Bwlchygroes and Crymych. We are advised by the current owners that the land has had an organic approach, with no chemicals or pesticides.

Situation

The nearby village of Boncath has a small shop for basic everyday goods. The village of Crymych is a few miles distant with shops and amenities including primary and secondary schooling and leisure centre. Cardigan town is approx 8 miles distant and has a shopping high street with national and local independent retailers, supermarkets and educational facilities with schooling and college. Places of special interest include the Preseli Hills which provide miles of trails within the National Park and from where superb views and natural scenery are enjoyed which is found approx 3 miles away. The Pembrokeshire and Ceredigion coast is found approx 9 miles distant with many stunning beaches and coves, excellent cliff top walks, and within Cardigan Bay is a wealth of flourishing marine life. Other large towns in the area include Carmarthen, which has excellent dual carriageway road links to the M4 Motorway, Newcastle Emlyn, Narberth, Haverfordwest and Fishguard, which are all within roughly 30 to 40 minutes drive.

The Land

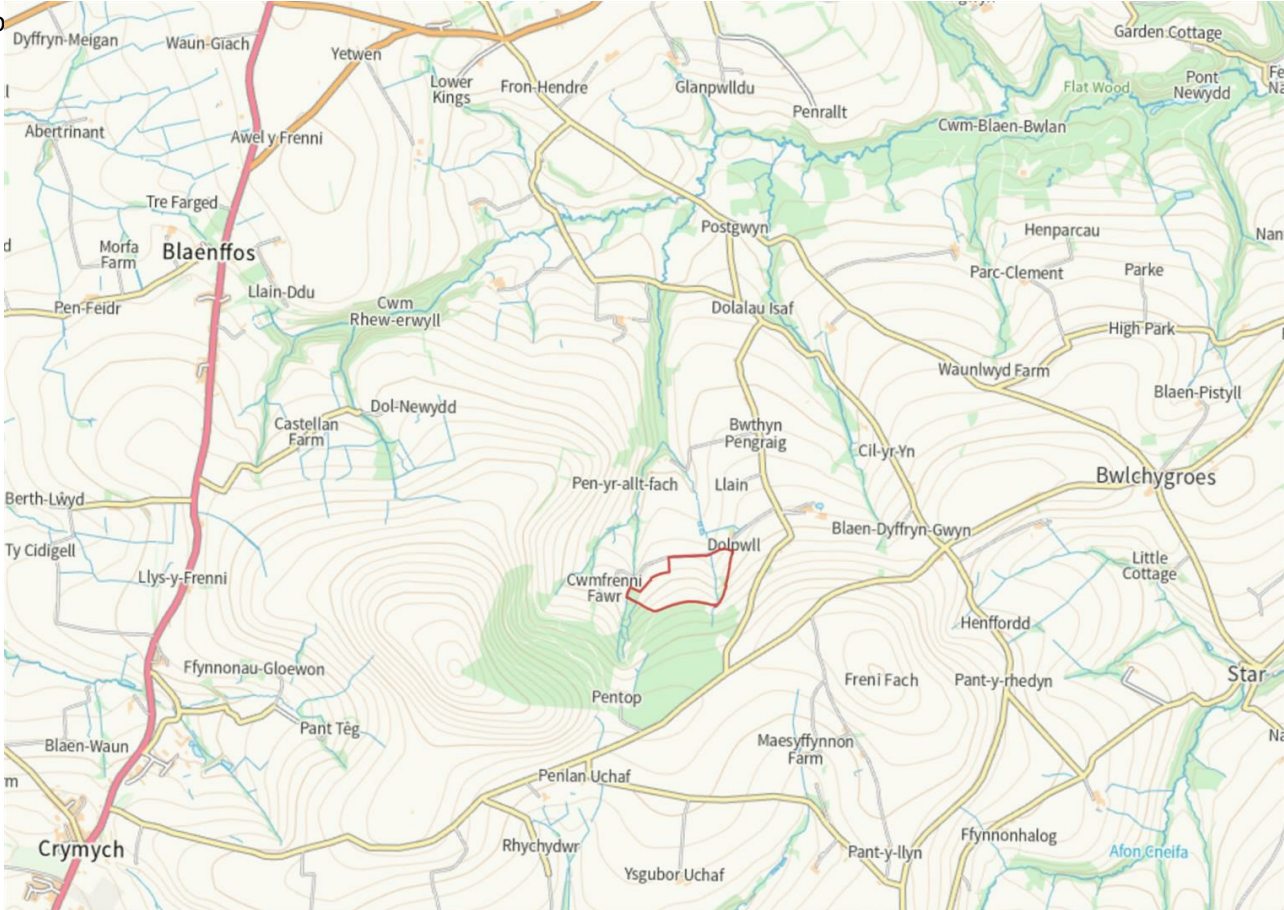
Gently sloping and extending to 27 Acres (11 HA) or thereabouts, with gated access from a shared, private lane. Currently divided into paddocks with mature hedgerow boundaries.

Services

Local Authority - Pembrokeshire County Council
Natural Water Only
Tenure - Freehold. Vacant Possession available on Completion

Location

What3wo

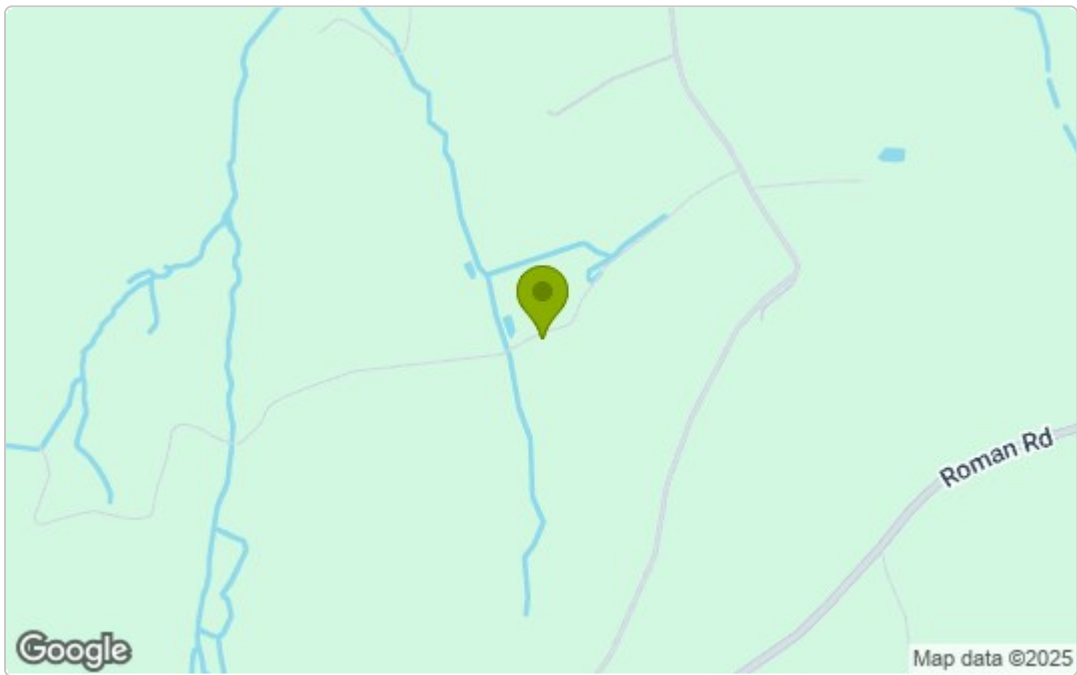


Land Plan



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.