



4.39 Acres or thereabouts of Land at Binchurn Farm Trefin, Haverfordwest, Pembrokeshire, SA62 5AE

Price Guide £40,000 - £50,000

The Land concerned forms part of Binchurn Farm and is within a third of a mile or so of the Main A487 Fishguard to St Davids Road at Square and Compass. The Land is gently sloping with a northerly aspect and comprises of Clean Pasture Land, Rough Grazing Land, Scrub Land, Bramble and Woodland. The Land is bounded and bisected by a stream on the eastern boundary. Small parcels of Land of this nature are few and far between and early inspection is strongly advised. Superb Coastal Sea Views over the North Pembrokeshire Coastline to Strumble Head can be enjoyed from the Property.

Situation

Binchurn Farm stands alongside the Penparc to Llanrhian Council Maintained District Road and is within a mile or so of the coastal village of Trefin and within a third of a mile of the Main A487 Road close to Square & Compass.

The hamlet of Penparc is within a few hundred yards or so of the property. Within a half a mile or so of Binchurn Farm is the other well known hamlet of Square & Compass which has the benefit of a Petrol Filling Station/Store/Mini Market and a Public House.

The larger village of Croesgoch is within a mile and a half or so and has the benefit of a Public House/Post Office, a Primary School, Chapel, Art Gallery, a Repair Garage, Hairdressers/Beauty Salon and an Agricultural Store.

The Market Town of Fishguard is some 8 miles or so North East, whilst the Cathedral City of St Davids is some 7 miles or so South West.

The County and Market Town of Haverfordwest is some 15 miles or so South East.

The Pembrokeshire Coastline at Aberfelin is within 1 mile or so (by foot) and 2 miles or so, by car. Other well known sandy beaches and coves being close by include Abercastle, Abermawr, Aberbach, Pwllcrochan, Porthgain, Traethllyfn, Abereiddy and Whitesands Bay.

Directions

From Fishguard, take the Main A487 Road south west for some 7 miles passing through the hamlet of Square & Compass and a few hundred yards or so further on, take the first turning on the right signposted to Trefin. Continue on this road for 400 yards or so and upon reaching Penparc, take the first turning on the left in the direction of Llanon and Llanrhian. Continue on this road for a few hundred yards or so and Binchurn Farm is the second Semi Detached property on the right. A "For Sale" Board is erected at the roadside boundary. A hardsurfaced and concreted roadway leads to the Land.

Description

The Land concerned is accessed via Binchurn Farm and comprises of 4.39 Acres or thereabouts of Pasture Land, Rough Grazing Land affected by Bramble, Scrub Land and Woodland which is bisected and bounded by a stream. The Land is gently sloping with a northerly aspect from where superb Coastal Sea Views can be enjoyed over adjoining Farmland towards the North Pembrokeshire Coastline at Strumble Head.

The boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500.

Services

There are no Services connected to the Land although Mains Water and Electricity are available in the vicinity of Binchurn Farm.

Tenure

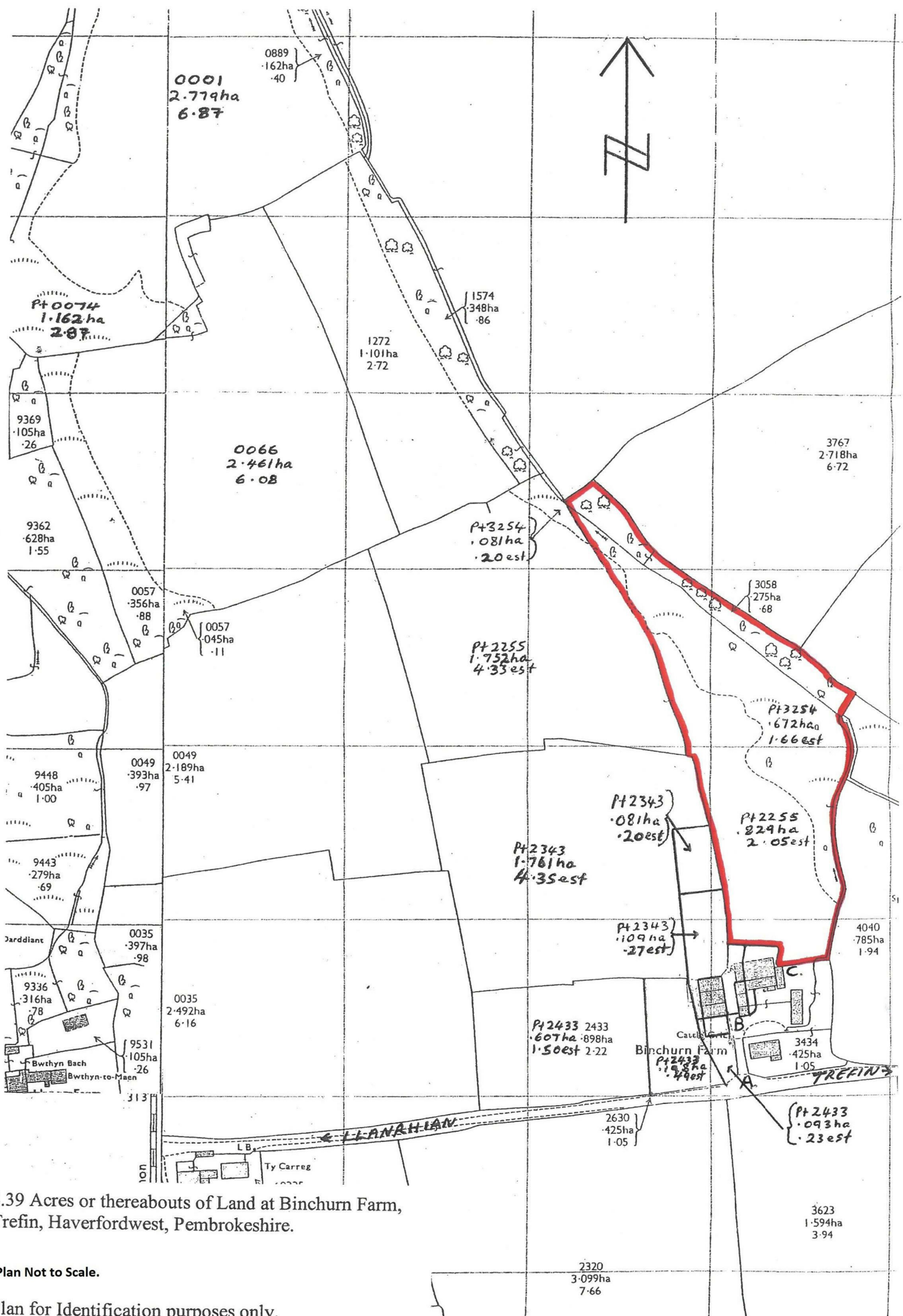
The entire Property is of Freehold Tenure.

Rights of Ways

An Agricultural access Right of Way will exist in favour of the Land between points 'A', 'B' and 'C' on the Plan.

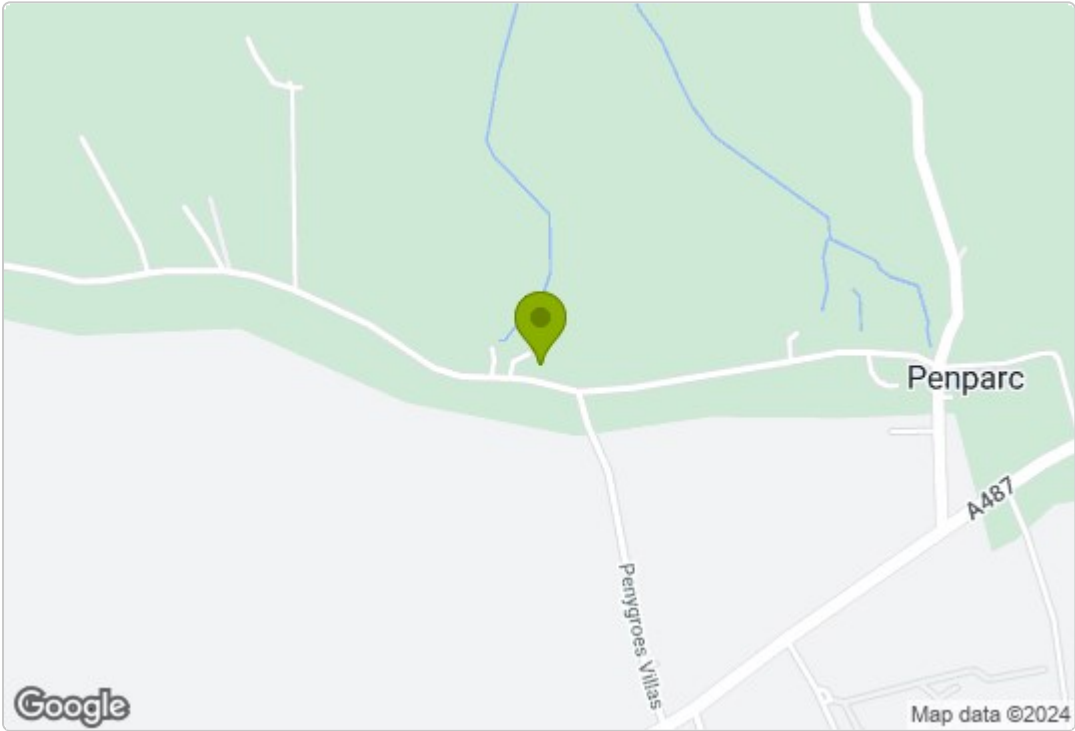
Remarks

Rarely do small parcels of Land of this nature appear on the 'Open Market' and the opportunity to purchase should not be missed. The Land is accessed through Binchurn Farmyard which is predominantly concreted. The Land extends to 4.39 Acres or thereabouts of Pasture Land, Rough Grazing Land, Bramble, Scrub Land and some Woodland which is bisected and bounded by a stream. It is offered 'For Sale' with entire vacant possession and early inspection is strongly advised. Realistic Price Guide.






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.