



## 7.79 Acres of Agricultural Land adjacent to Feidr Ganol, Newport, Pembrokeshire, SA42 0RT

**Prices From £70,000**

\* The Land concerned extends to 7.79 Acres or thereabouts and will be offered "For Sale" by Public Auction (Subject to Conditions of Sale and unless previously Sold) on Friday, 10th May 2024 at The Memorial Hall, Newport, Pembrokeshire at 7.00 pm.

\* The Land will be offered "For Sale" in 2 Lots as follows:-

Lot 1 - 3.61 Acres of Agricultural Land

Lot 2 - 4.18 Acres Agricultural Land.

Both Lots of Agricultural Land will have an Auction Price Guides of £70,000 - £110,000 (Seventy Thousand Pounds to One Hundred and Ten Thousand Pounds).

\*All the Land is down to permanent Pasture and is gently sloping with a northerly aspect. Both Lots of Land may have some longer term potential (Subject to any necessary Change of Use and/or Planning Consents). Both Lots have Field Gate Accesses onto Feidr Ganol. Rarely do small Parcels of Land of this nature appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised. Realistic Auction Price Guides for both Lots.

## SITUATION

The Land concerned extends to 7.79 Acres or thereabouts which is all down to permanent Pasture. The Land is situated on the northern side of Feidr Ganol with each Lot having a Field Gate Access onto the Council Road. The Land is situated within half a mile of Newport Town Centre and the majority of it's amenities.

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Towns of Fishguard (7 miles West) and Cardigan (11 miles North East).

Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Tourist Information Centre, a Post Office, Library, Repair Garage, a Health Centre and Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within half a mile or so of the Property and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr Bay, Poppit Sands, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

Newport stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Carningli Mountain and Common being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of an good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College and a newly built Cottage Hospital.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. There is also a regular Bus Service along the Main A487 Road west to Fishguard, south to Haverfordwest and north east to Cardigan and Aberaeron.

Feidr Ganol is a popular residential area which runs in a westerly direction off Parrog Road to link up with Feidr Brenin. The Land concerned is situated within half a mile or so of Newport Town Centre and the Shops at Market Street and Long Street.

## DIRECTIONS

From Fishguard take the Main A487 Road north east for 7 miles and on entering the town of Newport take the first turning on the left into Maes-y-Cnwce. Proceed down the hill for 200 yards or so and upon reaching the 'T' junction with Feidr Ganol the Land is situated on the left hand side of the road.

From Cardigan take the Main A487 Road south west for 11 miles and in the town of Newport take the fifth turning on the right into Maes-y-Cnwce. Follow directions as above.

## DESCRIPTION

The Land concerned extends to 7.79 Acres or thereabouts and is all down to permanent Pasture with a northerly aspect. The Land will be offered "For Sale" by Public Auction (Subject to Conditions of Sale and unless previously Sold) on Friday, 10th May 2024 at The Memorial Hall, Newport, Pembrokeshire at 7.00 pm. The Land will be offered "For Sale" in 2 Lots as follows:-

### Lot 1

3.61 Acres or thereabouts of Pasture Land in 2 Enclosures together with a stable. The Land is all down to permanent Pasture and is gently sloping with a northerly aspect and has the benefit of a Natural Water Supply. There is a Field Gate Access to the Land off Feidr Ganol at or around point "A" on the Plan. There is also a Box Container/Pony Shelter and a Stable/Old Shed in the south eastern corner of OS No 1425 and within a short distance of the field gate entrance. There are no Services connected to the Land but all Mains Services are available in the vicinity of Feidr Ganol and Maes-y-Cnwce.

Lot 1 has an Auction Price Guide £70,000 - £110,000 (Seventy Thousand Pounds to One Hundred and Ten Thousand Pounds)

### Lot 2

4.18 Acres or thereabouts of Agricultural Land.

Fronting onto Feidr Ganol, a valuable Block of Agricultural Land which extends to 4.18 Acres or thereabouts in 3 Enclosures. There is a Field Gate Access to the Land at or around point "B" on the Plan. All 3 Enclosures are down to permanent Pasture and are gently sloping with a northerly aspect. The boundaries of Lot 2 are edged in green on the attached Plan to the Scale of 1/2500.

Lot 2 extending to 4.18 Acres or thereabouts has an Auction Price Guide of £70,000 - £110,000 (Seventy Thousand Pounds to One Hundred and Ten Thousand Pounds).

Both Lots of Land are currently situated outside the Residential Developments Limits for the town of Newport. However, the Land concerned is situated on the edge of the Town and may well have some Longer Term Potential (Subject to any necessary Change of Use and/or Planning Consents).

### SERVICES

There are no Services connected to the Land although all Mains Services are available in the vicinity of Maes-y-Cnwce, Feidr Ganol and Tir Treharne.

### TENURE

Both Lots are of Freehold Tenure with Vacant Possession upon Completion.

### Fencing Liability

The purchaser of Lot 1 will be responsible for fencing and closing any openings between points 'C' and 'D' on the Plan whereas the purchaser of Lot 2 will be responsible for fencing and closing any openings between points 'D' and 'E' and between 'E' and 'F' on the Plan.

### REMARKS

Rarely do small Parcels of Land of this nature appear on the Open Market within such close proximity of the Town of Newport and the opportunity to purchase should not be missed. The Land will be offered "For Sale" in 2 Lots by Public Auction (Subject to Conditions of Sale and unless previously Sold). The Land concerned is currently situated outside the Residential Development Limits for the Town of Newport. However, the Land may have some Longer Term Potential (subject to any necessary Change of Use and/or Planning Consents). The Land is all down to Permanent Pasture and is gently sloping with a northerly aspect and is ideally suited for Investment, Livestock Grazing, Horses, Ponies or even for Cropping purposes. Alternatively, the Land could be used for Horticultural/Vegetable Growing, Fruit Trees or even for Recreational purposes for occasional Camping, Glamping or the like, subject to any necessary Change of Use and/or Planning Consents. The Land is all down to Permanent Pasture and is gently sloping with a northerly aspect from where superb Coastal Sea Views over Newport Bay to Morfa Head can be enjoyed from the Land. The Land will be offered "For Sale" by Public Auction (Subject to Conditions of Sale and unless previously Sold) in 2 Lots as follows:-

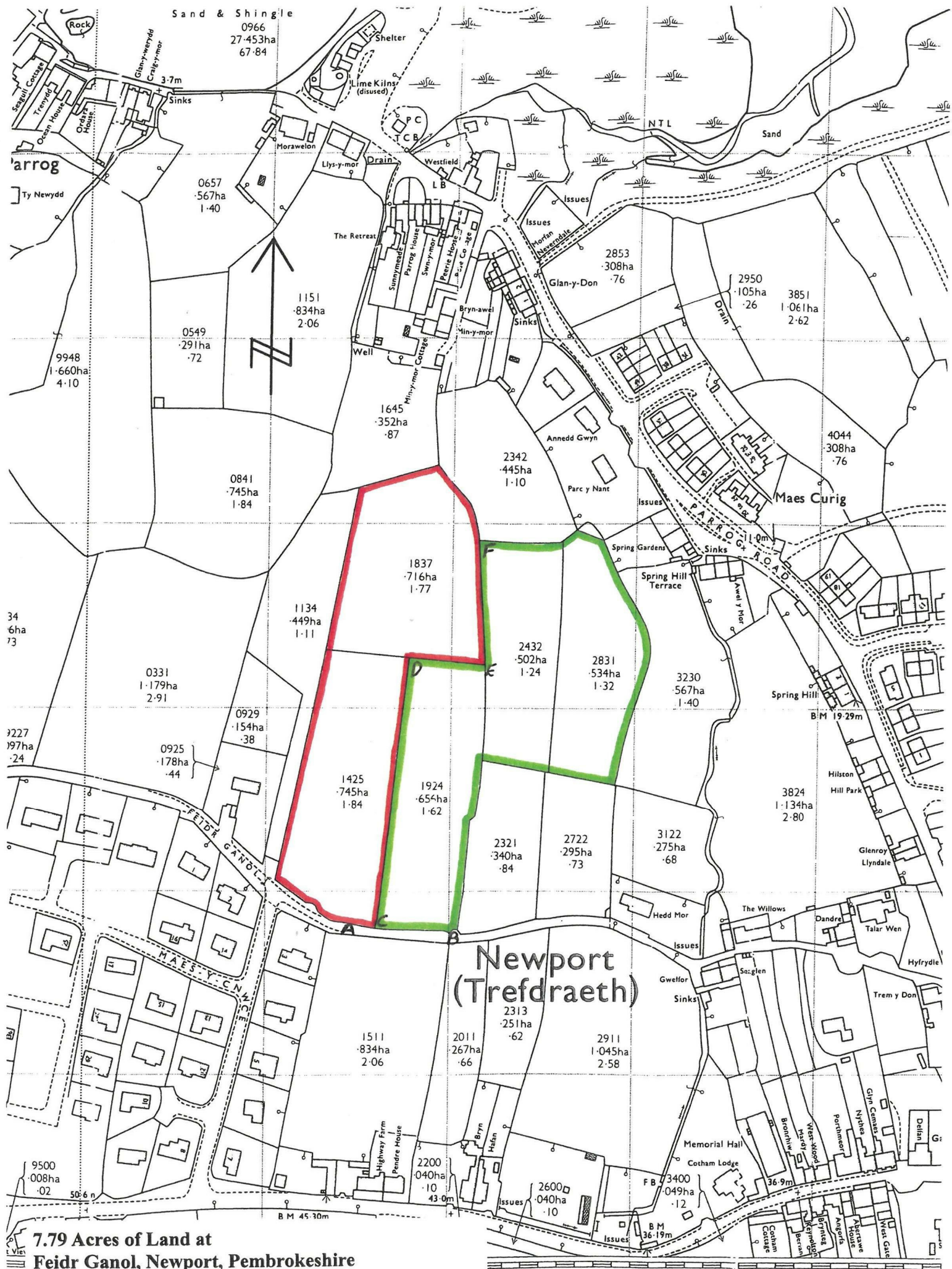
Lot 1 - 3.61 Acres of Agricultural Land

Lot 2 - 4.18 Acres of Agricultural Land.

Both Lots are being offered "For Sale" with realistic Auction Price Guides and early inspection is strongly advised.

### Vendors Solicitor

Mr David Cole of George Davies & Evans, Castle Chambers, Grosvenor Hill, Cardigan, Ceredigion, SA43 1HX. Tel: 01239 612308.



**7.79 Acres of Land at Feidr Ganol, Newport, Pembrokeshire**

Plan Not to Scale.

**Plan for Identification Purposes Only**

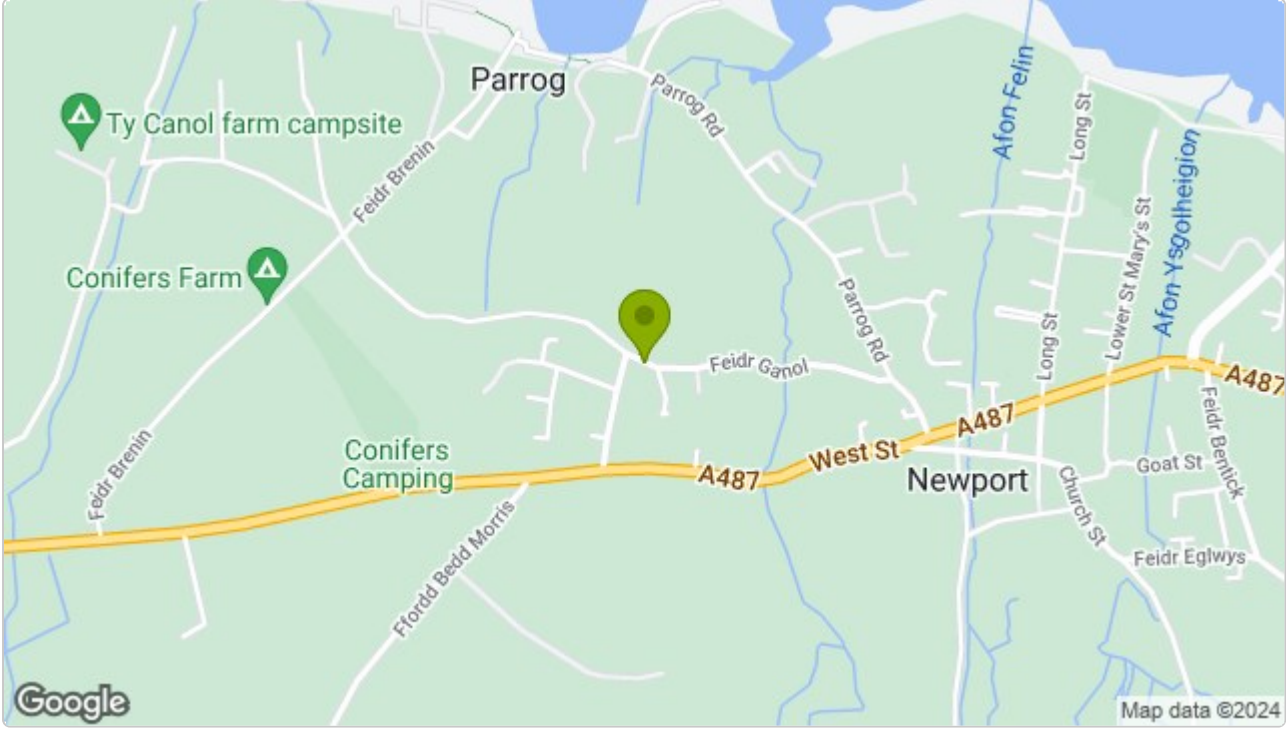
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No 13 WARD



**Area Map**



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.

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