



33.609 Acres or thereabouts being formerly part of Vaynor, Puncheston, Haverfordwest, Pembrokeshire, SA66 7RG

Price Guide £165,000

Situated in the heart of Pembrokeshire, a valuable Block of Agricultural Land which extends to 33.609 Acres or thereabouts. The Land is either gently sloping or sloping with a northerly aspect.

Of the total acreage, there is approximately 20 Acres or thereabouts of clean Pasture Land, whilst the remainder is Rough Grazing Land or Scrub Land which borders Castlebythe Mountain. The Land is ideally suited for Grazing or Agricultural purposes, although it is equally well suited for Forestry, Re-Wilding, Outdoor Pursuits or Recreational purposes (subject to any necessary consents that may be required).

Blocks of Land of this nature rarely become available in this area and the opportunity to purchase should not be missed. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

SITUATION

Vaynor stands in the heart of Pembrokeshire and borders onto Castlebythe Mountain. The Land is accessed off the Council Maintained District Road which links the Puncteston to Llanychaer Road and the hamlet of Castlebythe.

Puncteston village is within 2 ½ miles or so and has the benefit of a Church, Chapel, Primary School, Agricultural Machinery Repair Garage and a former Public House.

The well known Market Town of Fishguard is some 6 ½ miles or so north west which has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, Supermarkets, a Petrol Filling Station/Store, Repair Garages and a Cinema/Theatre.

Within 4 miles is the popular rural village of Maenclochog which benefits a Primary School, Public House, a General Store/Post Office, 2 Petrol Filling Stations, a Church, Chapel, a Launderette and a Cafe/Tea Room.

Within easy car driving distance are the other well known Market Towns of Cardigan (14 miles north east), Narberth (14 miles south) and the County and Market Town of Haverfordwest (12 miles south west).

The Land is situated within a mile or so of the Llanychaer to Maenclochog Council (B4313) Road and is accessed via a Single Track Tarmacadamed Council Maintained Road or it can be accessed from the hamlet of Castlebythe.

DIRECTIONS

From Fishguard take the B4313 road in the direction of Maenclochog. Pass through the village of Llanychaer and some 4 miles or so further on take the turning on the right signposted to Puncteston. Proceed on this road for 150 yards or so and take the turning on the left. Continue on this road for approximately 1 mile and the farm gate is on the left hand side of the road.

From Haverfordwest take the B4329 road in the direction of Cardigan for approximately 11 miles. At the crossroads at New Inn turn left signposted to Fishguard and Puncteston. Continue on this road for 2 miles or so and turn left at the junction signposted to Puncteston. Follow directions as above.

What3words:- ///unique.remarried.testing

DESCRIPTION

The Land in total extends to 33.609 Acres or thereabouts and is in One Block and in the main, cattle fenced.

The Land is either gently sloping or sloping with a

northerly aspect and has the benefit of a Natural Water Supply on the eastern boundary.

Of the total Acreage, there is approximately 20 Acres or thereabouts of clean Pasture Land, whilst the remainder is either Rough Grazing Land, Heather and Gorse or Scrub Land with Rocky Outcrops.

The boundaries of the Land are edged in red on the attached copy of The Land Registry Plan (which is reduced and NOT TO SCALE). Title Number WA907572.

There are Field Gate Accesses' to the Land at or around point "A" on the Plan off the Council Maintained Road as well as a second Field Gate Access off Castlebythe Mountain at or around point "B" on the same Plan.

SERVICES

There are no Services connected to the Land, although we understand Mains Electricity is available in the vicinity of Vaynor and Slade. The Land benefits from a Natural Water Supply on the eastern boundary.

TENURE

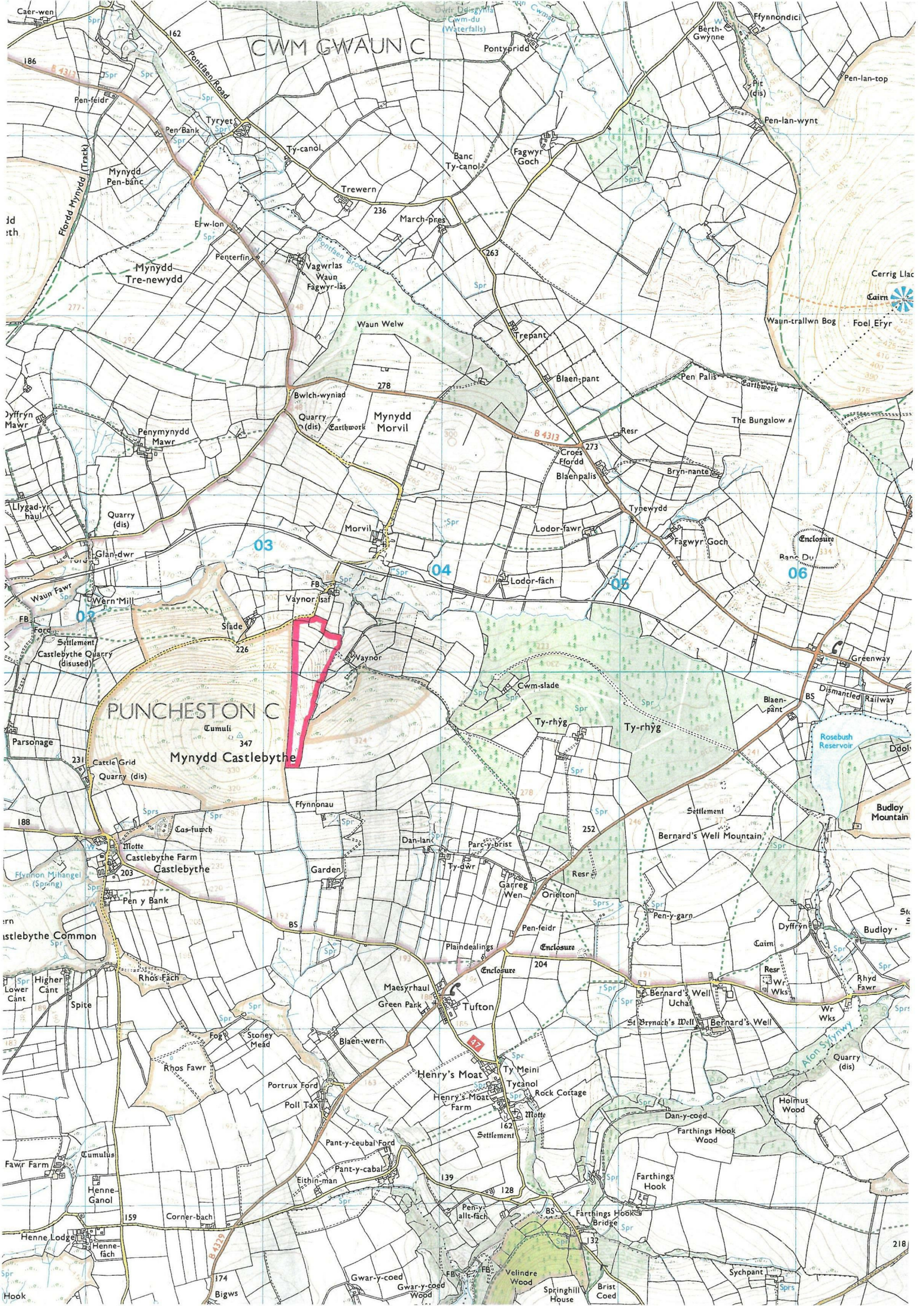
Freehold with Vacant Possession upon Completion.

NATIONAL PARK

The Land concerned is situated within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

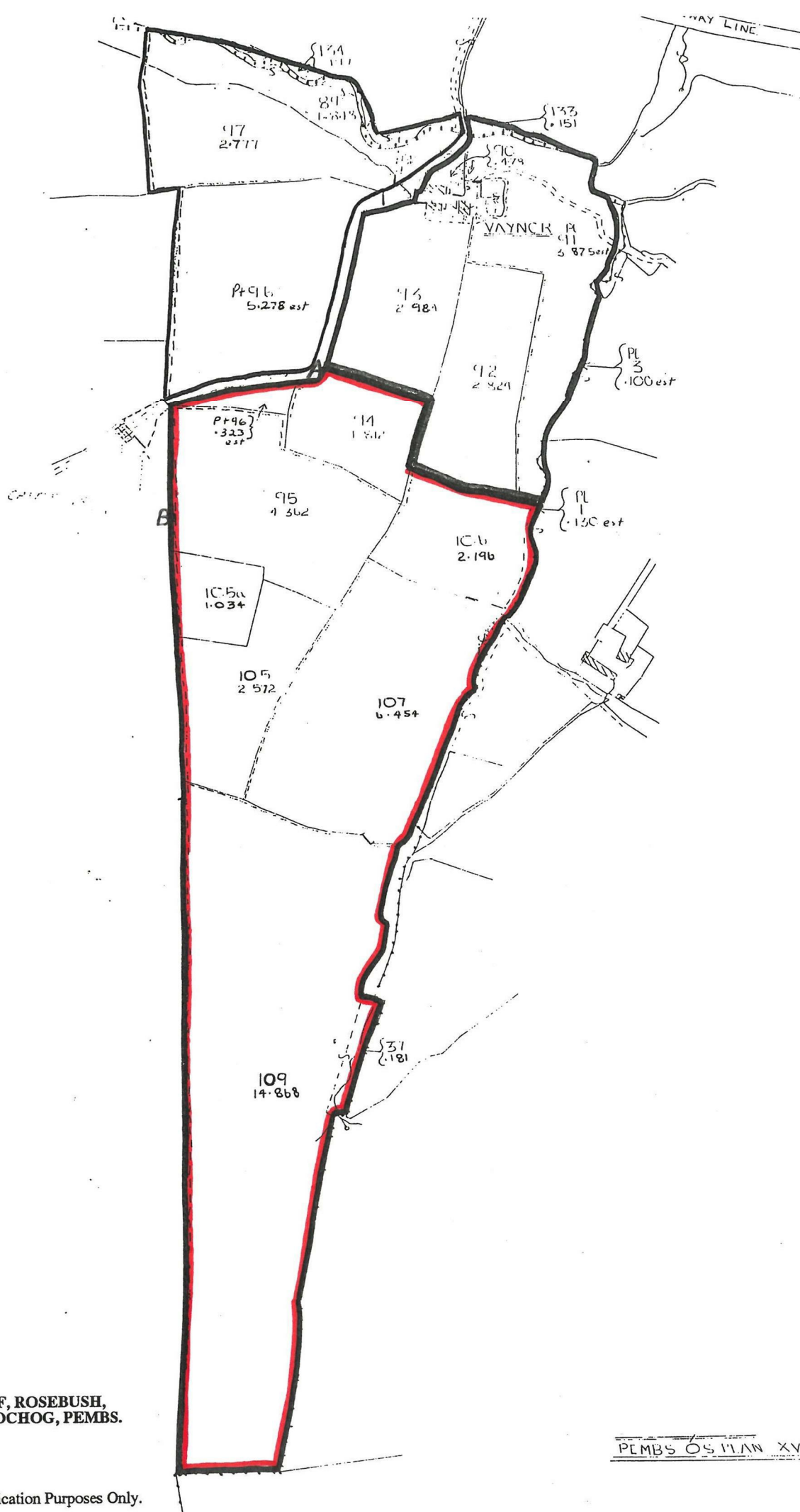
REMARKS

Rarely do Blocks of Agricultural Land of this nature appear on the 'Open Market' in the heart of Pembrokeshire and the opportunity to purchase should not be missed. The Land is either gently sloping or sloping with a northerly aspect and of the total Acreage there is approximately 20 Acres or thereabouts of clean Pasture Land, whilst the remainder is either Rough Grazing Land, Heather and Gorse or Scrub Land with Rocky Outcrops. The Land borders onto Castlebythe Mountain which is situated within The Pembrokeshire Coast National Park. Whilst the Land is ideal for Agricultural purposes, it is equally well suited for Forestry, Rewilding, Recreational or Outdoor Pursuits (subject to any necessary consents that may be required). It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





CYM103511



VAYNOR ISAF, ROSEBUSH,
NR MAENCLOCHOG, PEMBS.
SA66 7HH.

PEMBS OS PLAN XVII 5



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 firms 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