



9.48 Acres of Agricultural Land being formerly part of Ysguborwen, Felindre Farchog, Crymych, Pembrokeshire, SA41 3XF

Price Guide £120,000

Field O.S. No. 6073 - 9.48 Acres of Pasture Land and is formerly part of Ysguborwen, Felindre Farchog (nr Newport), Pembrokeshire, SA41 3XF. It is offered 'For Sale' by Private Treaty with Vacant Possession with a Price Guide £120,000 i.e. £12,500 Per Acre.

Fronting onto the Newport to Crosswell Council Maintained District Road, a level lying Pasture Enclosure which extends to 9.48 Acres or thereabouts. It is all down to Permanent Pasture and is in excellent heart and is sheep fenced. It also benefits from a mains (metered) Water supply and has field gate access onto the Newport to Crosswell Council Road. Rarely do blocks of Agricultural Land of this nature appear on the Open Market in this area and the opportunity to purchase should not be missed. Early inspection strongly advised.

SITUATION

The Land concerned stands alongside the Newport to Crosswell Council Road and is some 3 miles or so east of the popular Coastal Town of Newport and within 1 ½ miles of the village of Felindre Farchog.

Felindre Farchog is a popular village which is situated midway between the Coastal Town of Newport (2.5 miles West) and the other well known Village of Eglwysrw (2.5 miles East). Felindre Farchog has the benefit of a Public House/ Restaurant and a former Chapel.

The Coastal Town of Newport is within a 3 miles or so and has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take Aways, Art Galleries, Library, a Memorial/Community Hall, Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog, Newport is within 3 ½ miles or so and also closeby are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aber Fforest, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The Preseli Hills are close by and can easily accessed from the Property (via a quiet Council Road) and provide excellent Walking, Rambling, Pony Trekking, Riding and Hacking facilities.

The well known Market Town of Cardigan is some 8 ½ miles or so North East and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take Aways, Art Galleries, Supermarkets, a Further Education College, Petrol Filling Stations and a newly built Day Hospital.

The other well known Market Town of Fishguard is some 10 miles or so South West, whilst the County and Market Town of Haverfordwest is some 20 miles or so South.

The Land is situated within the Pembrokeshire Coast National Park which is a designated area of outstanding natural beauty and protected accordingly.

DIRECTIONS

From Fishguard, take the Main A487 Road east for some 7 miles passing through the town of Newport and a mile or so further on, take the first turning on the right, signposted to Brynberian and Pentre Ifan. Continue on this road for a mile and a half or so passing the turning on the right for Pentre Ifan and a 150 yards or so further on, the field gate access to O.S. No. 6073 is on the right hand side of the road i.e. a 100 yards or so past the turning on the left for Ysguborwen. A "For Sale" Board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 9 miles passing through the hamlet of Felindre Farchog and a mile or so further on, take the turning on the left at the crossroads, i.e. Temple Bar for Pentre Ifan. Continue on this road for a third of a mile or so and upon reaching the crossroads, turn left in the direction of Crosswell. Proceed on this road for in excess of a mile passing the turning on the right for Pentre Ifan and a few hundred yards or so further on, the field gate access to O.S. No. 6073 is on the right and side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Field O.S. No. 6073 amounts to 9.48 Acres or thereabouts and is all down to permanent Pasture and is in excellent heart. The perimeter boundary of the Land is Sheep Fenced and has the benefit of a Mains (metered) Water Supply.

There is a Field Gate Access to the Land at or around point "A" on the Plan and a Water Tank at or around point 'B' on the same Plan. There is also a fenced/closed off opening onto the letwen to Brynberian Council Road at or around point 'C' on the same Plan.

The boundaries of Field O.S. No. 6073 and amounting to 9.48 Acres or thereabouts are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water (metered supply) connected.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Rarely do Pasture enclosures of this nature appear on the Open Market in this area and the opportunity to purchase should not be missed. The Land is all down to permanent Pasture and is in excellent heart. It comprises a single level lying Enclosure which is Sheep Fenced and benefiting from a Mains (metered) Water Supply. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

DYFED COUNTY

PRESELI DISTRICT

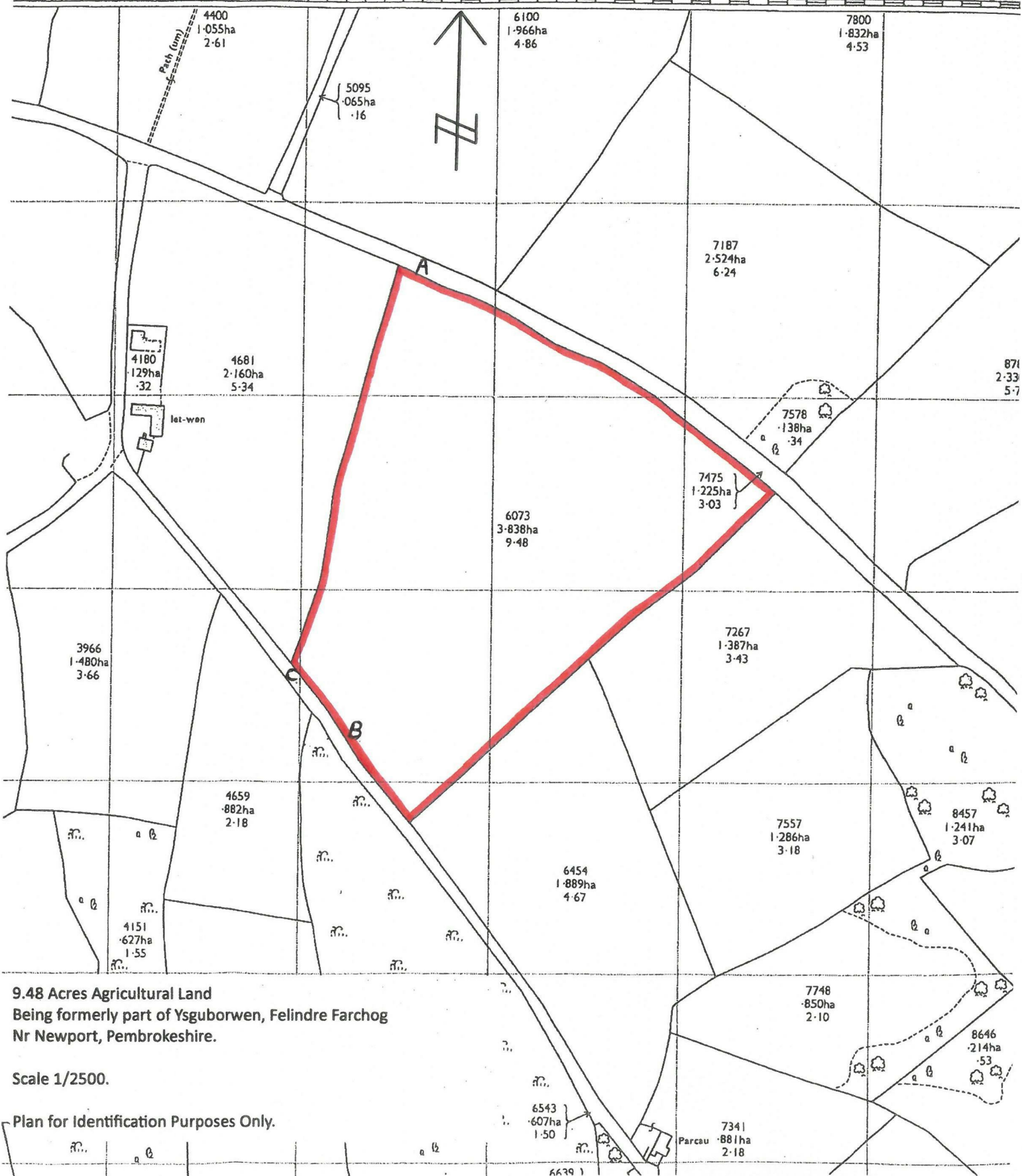
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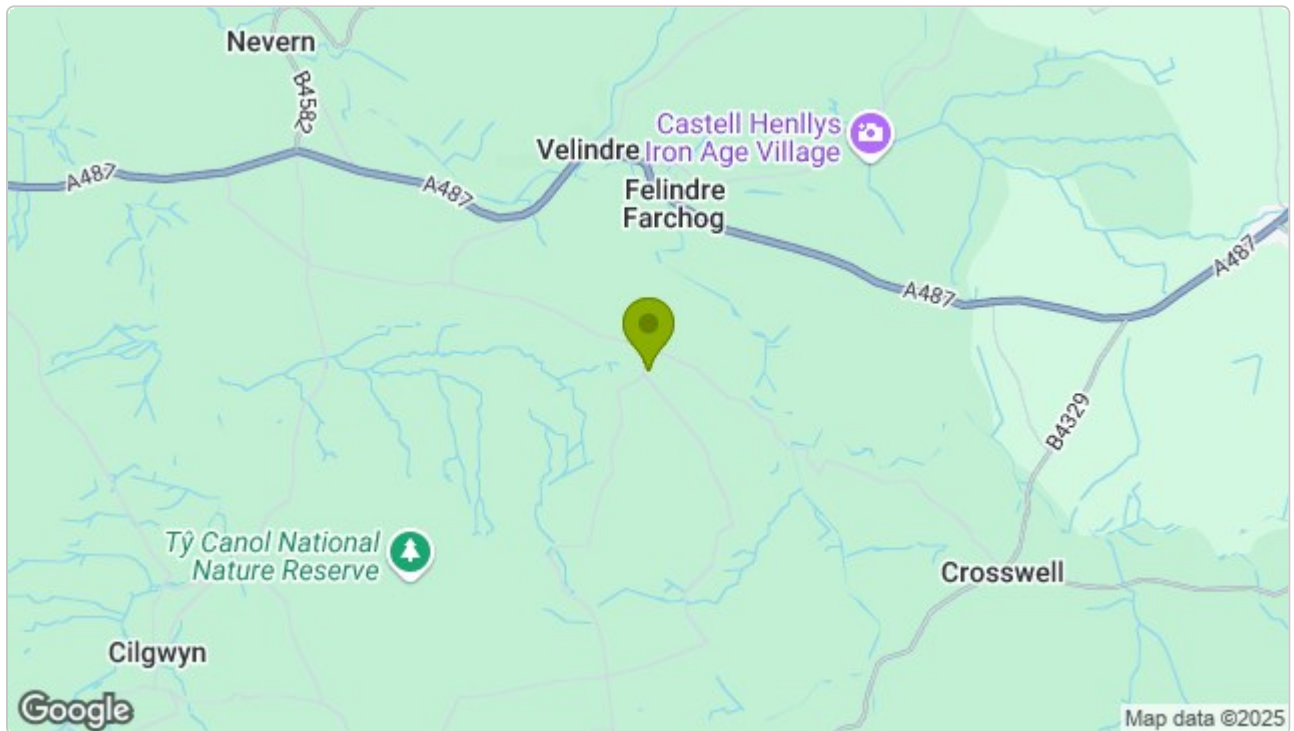
9.48 Acres Agricultural Land
Being formerly part of Ysguborwen, Felindre Farchog
Nr Newport, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.



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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