



**32.64 Acres of Agricultural Land at Treffynnon, Croesgoch, Haverfordwest,  
Pembrokeshire, SA62 5LA**

**Price Guide £390,000**

A valuable block of Agricultural Land which fronts onto the Treffynnon to Solva Council Road and is within a quarter of a mile or so of the hamlet of Treffynnon.

The Land is all down to Permanent Pasture and is either level lying or gently sloping with southerly or westerly aspects with a field gate access onto the Treffynnon to Solva Council Road. The Land is in excellent heart and is in the main cattle fenced. Mains Water supply available in the vicinity of Ty Llwyd and Trefynnon (but not connected to the Land). It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



### Situation

The Land concerned fronts onto the Treffynnon to Solva Council Maintained District Road and is within a quarter of a mile or so of the Hamlet of Treffynnon.

The well known village of Croesgoch is within 3 miles or so and has the benefit of a Primary School, Chapel, Public House/Post Office, a Repair Garage, Agricultural Store and an Art Gallery.

Some 11 miles or so north east is the well known Market Town of Fishguard which has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The popular Cathedral City of St Davids is some 7 miles or south west which is renowned for its Cathedral and Bishops Palace. It also has a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Supermarket/Post Office, Tourist Information Centre, a Memorial/Community Hall and a Petrol Filling Station/Store/Hotel.

The County and Market Haverfordwest is some 13 miles or so south east and has the benefit an excellent Shopping Centre together with extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Supermarkets, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Porthgain is within 4.5 miles or so of the Property and also close by are the other well known sandy beaches and coves at Aberfelin, Abercastle, Traeth Llyfn, Abereiddy, Whitesands Bay, Porthclais, Caerfai, Solva and Newgale.

### Description

The Land concerned extends to 32.64 Acres or thereabouts and is all down to Permanent Pasture and in excellent heart. The Land in the main is cattle fenced and is either level lying or gently sloping with westerly or southerly aspects. There is a field gate access to the Land off the Treffynnon to Solva Council Maintained District Road at point 'A' on the Plan. The existing water supply to the Land is from a Borehole at Ty Llwyd Farm, although it will be up to the prospective purchaser to provide their own water supply to the concrete troughs that are on the Land. The boundaries of the Land are edged in red on the attached Plan to the Scale of 1/5000 and are set out in the:-

### Schedule of Areas

<b>Schedule of Areas</b>	
<b>OS No</b>	<b>Acreage</b>
4382	7.61
4267	8.67
4451	8.80
5854	7.56
Total	32.64 Acres

### Services

There are no Services connected to the Land but we understand that Mains Water is available in the vicinity of Ty Llwyd Farm and also in the hamlet of Treffynnon, but not connected to the Property.

### Tenure

Freehold with Vacant Possession upon Completion.

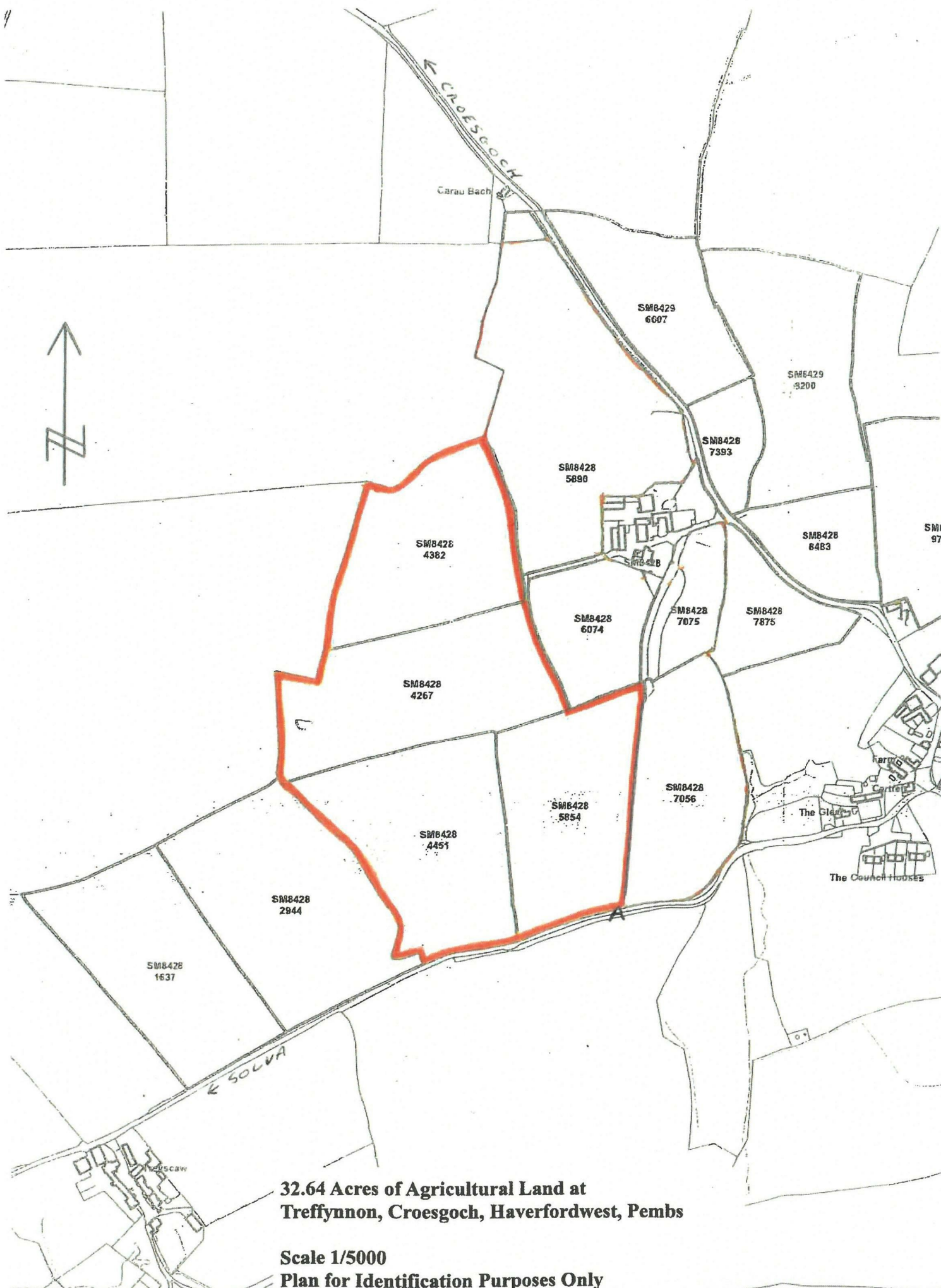
### Remarks

Small blocks of Agricultural Land of this nature are few and far between and early inspection is strongly advised. The Land is all down to permanent pasture and is in excellent heart and is in the main cattle fenced. There is a field gate access to the Land off the council maintained Treffynnon to Solva Road at or around point 'A' on the Plan. There are concrete water troughs on the Land which are currently connected to a Private Water Supply from a Borehole on Ty Llwyd Farm, which will be disconnected. It will be up to the purchaser of the Land to provide their own Water supply to the Land. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

### Directions

From Fishguard take the Main A487 Road south west for some 9 miles and in the village of Croesgoch, take the turning on the left onto the B4330 Road signposted to Haverfordwest. Continue on this road for a mile or so and take the second on the right for Treffynnon. Continue on this road for 350 yards and follow the road to left. Proceed on this road for in excess of half a mile and in the hamlet of Treffynnon take the turning on the right in the direction of Solva. Continue on this road for a quarter of a mile or so and the Field Gate entrance at point 'A' on the Plan is on your right. A 'For Sale' Board is erected on site.

Alternatively from Haverfordwest take the B4330 Road north east for some 12 ½ miles or so and take the second turning on the left at the crossroads, signposted to Treffynnon. Continue on this road for half a mile or so and in the hamlet of Treffynnon, turn left and a 100 yards or so further on, take the turning on the right, signposted to Solva. Continue on this road for a quarter of a mile or so and the Field Gate entrance at point 'A' on the Plan is situated on your right. A 'For Sale' Board is erected on site.



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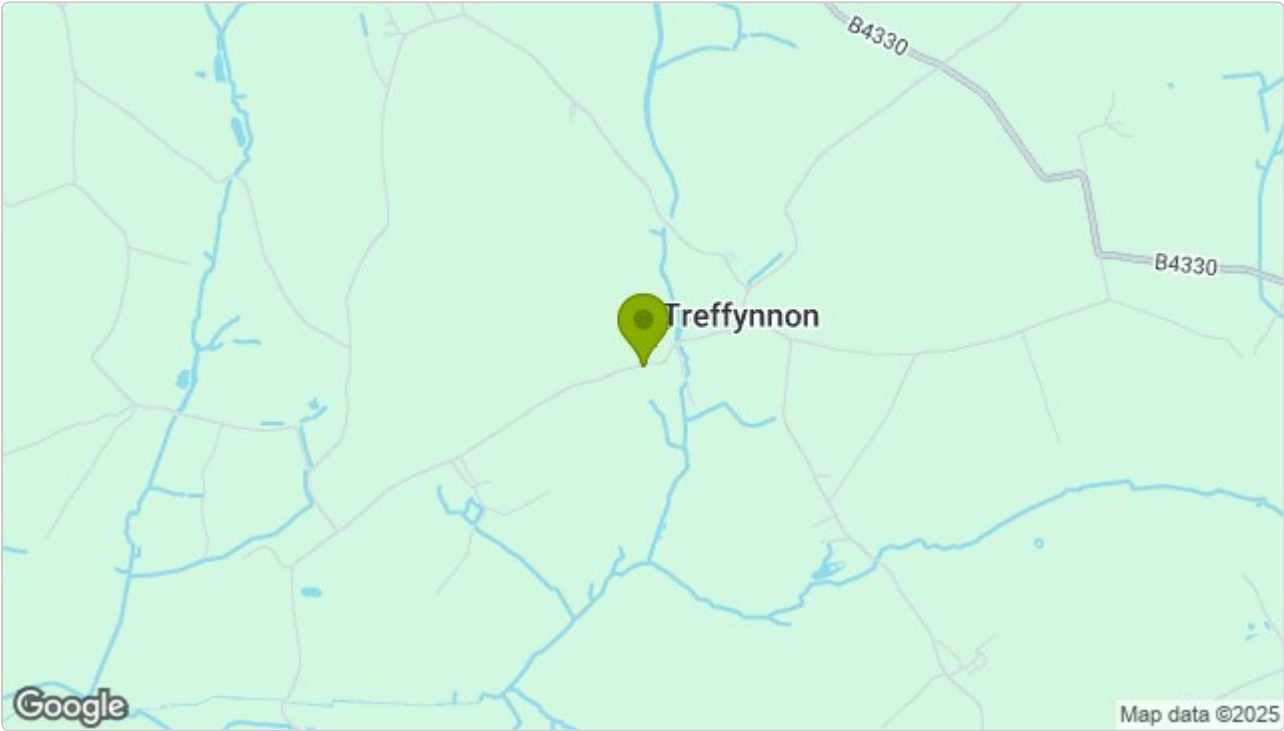
**Scale 1/5000**

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.