



9 Acres or thereabouts of Agricultural Land (adj to Golygfa), Crosswell Turn,
Eglwysrw, Nr Newport,, Pembrokeshire, SA41 3TA

Price Guide £110,000

Fronting the B4329 Cardigan (Crosswell Turn) to Haverfordwest Road, a valuable Pasture Enclosure which extends to 9 Acres or thereabouts. The Land is virtually all down to Permanent Pasture and in the main gently sloping with a south easterly aspect and is in the main, sheep fenced. There is a field gate access to the Land off the B4329 road at or around point 'A' on the Plan attached. Small blocks of Agricultural Land are few and far between and early inspection is strongly advised. Realistic Price Guide.

Situation

The Land concerned stands within a few hundred yards or so of the Main A487 Fishguard to Cardigan road and fronts onto the B4329 Cardigan (Crosswell Turn) to Haverfordwest road.

The property is situated within ½ of a mile or so of the village of Eglwysrwrw which has the benefit of a Primary School and a Church.

Crosswell Turn is a hamlet which has a cluster of dwellings as well as a Petrol Filling Station/Store.

Some 6 miles or so north west is the Market Town of Cardigan which has the benefit of an excellent 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, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a newly built Day Hospital.

The Coastal Town of Newport is some 5 miles or so south west and has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Tourist Information Centre, Repair Garages, a Dental Surgery and a Health Centre.

The Pembrokeshire Coastline at The Parrog, Newport is within 5 ½ miles or so and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aberfforest, Aberhigian, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The Preseli Hills being close by, provide good walking, rambling, hacking and pony trekking facilities.

Directions

From Fishguard, take the Main A487 road east for some 9 ½ miles, passing through the village of Felindre Farchog and some 2 miles or so further on, take the second turning on the right onto the B4329 road, signposted to Haverfordwest. Continue on this road for 400 yards or so and the field gate entrance to the Land is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively, from Cardigan take the Main A487 road south west for some 5 miles, passing through the village of Eglwysrwrw and half a mile or so further on, take the turning on the left on to the B4329 road, signposted to Haverfordwest. Continue on this road for 400 yards or so and the field gate entrance to the Land is on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Field OS No Pt 1774 extends to 9 Acres or thereabouts and is in the main down to permanent pasture and is gently sloping with a south easterly aspect. The Land in the main is fenced and benefits from a natural water supply in the north eastern corner of the Land. There is also a small Quarry within the Land and a field gate access to the Land leads off the B4329 road at or around point 'A' on the Plan.

The boundaries of the Land are edged in red on the attached Plan to the Scale of 1/5000.

Services

There are no Services connected to the Land, although we understand that Mains Water and Electricity are available in the vicinity of the adjacent properties and the B4329 Cardigan to Haverfordwest road.

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 may have some longer term Residential Development potential (Subject to Planning) alongside the B4329 roadside boundary. Properties of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.

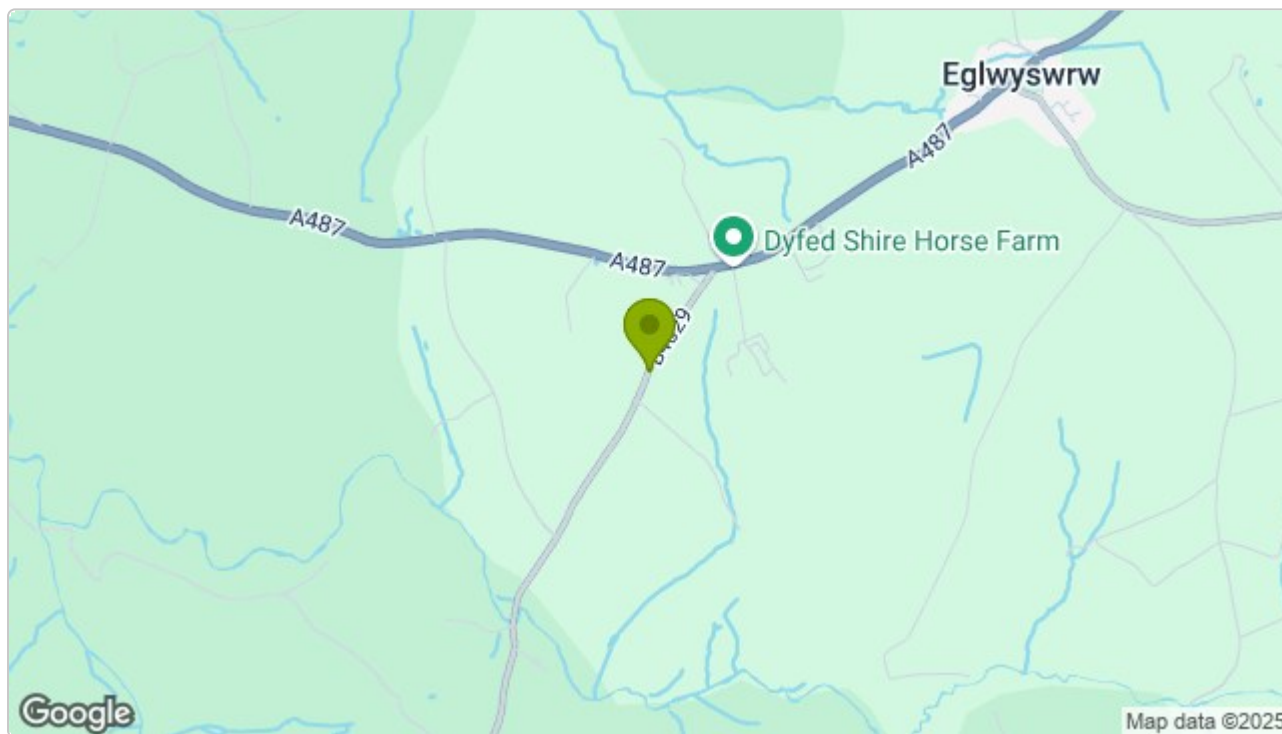
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Area Map



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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