



18.45 acres of land , St.Brides, Haverfordwest, SA62 3AG

**Offers In Excess Of £110,000**

18.45 ACRES, SUITED FOR ARABLE/GRAZING AT ST.BRIDES  
GOOD ROADSIDE ACCESS, LOCATED WITHIN A BELT OF EARLY LAND  
REASONABLY WELL FENCED  
CURRENTLY PLANTED WITH CAULIFLOWERS



### SITUATION:

The land occupies a rural setting between the villages of Talbenny, St Ishmaels and St Brides and 10 miles or so south west of the town of Haverfordwest which as the principal administrative centre of the area benefits from a wide range of amenities and facilities. The port town of Milford Haven, which also benefits from a good range of services and facilities is some 6 miles or so south east of the land. Local services and amenities are available within several nearby villages. The land lies within the Pembrokeshire Coast National Park within some 2 miles or so of the Pembrokeshire coastline and is situated within a belt of highly productive agricultural land.

### DIRECTIONS:

A location plan is attached.

### DESCRIPTION:

This is a parcel of land extending to 18.45 acres or thereabouts and benefitting from good roadside access off the B4327 road Haverfordwest to Dale roadway. Approximately 15.61 acres or so can be considered clean, level land suitable for grazing or cropping, whilst the remainder is scrubland situated alongside a stream which provides a natural water source. The land is currently planted with cauliflowers and is ideally suited for arable or grazing use and benefits from good roadside access being reasonably well fenced. A plan of the land is attached for identification purposes only.

### SERVICES:

We are not aware of any services connected to the land.

TENURE: We understand the land is Freehold of tenure with vacant possession upon completion.

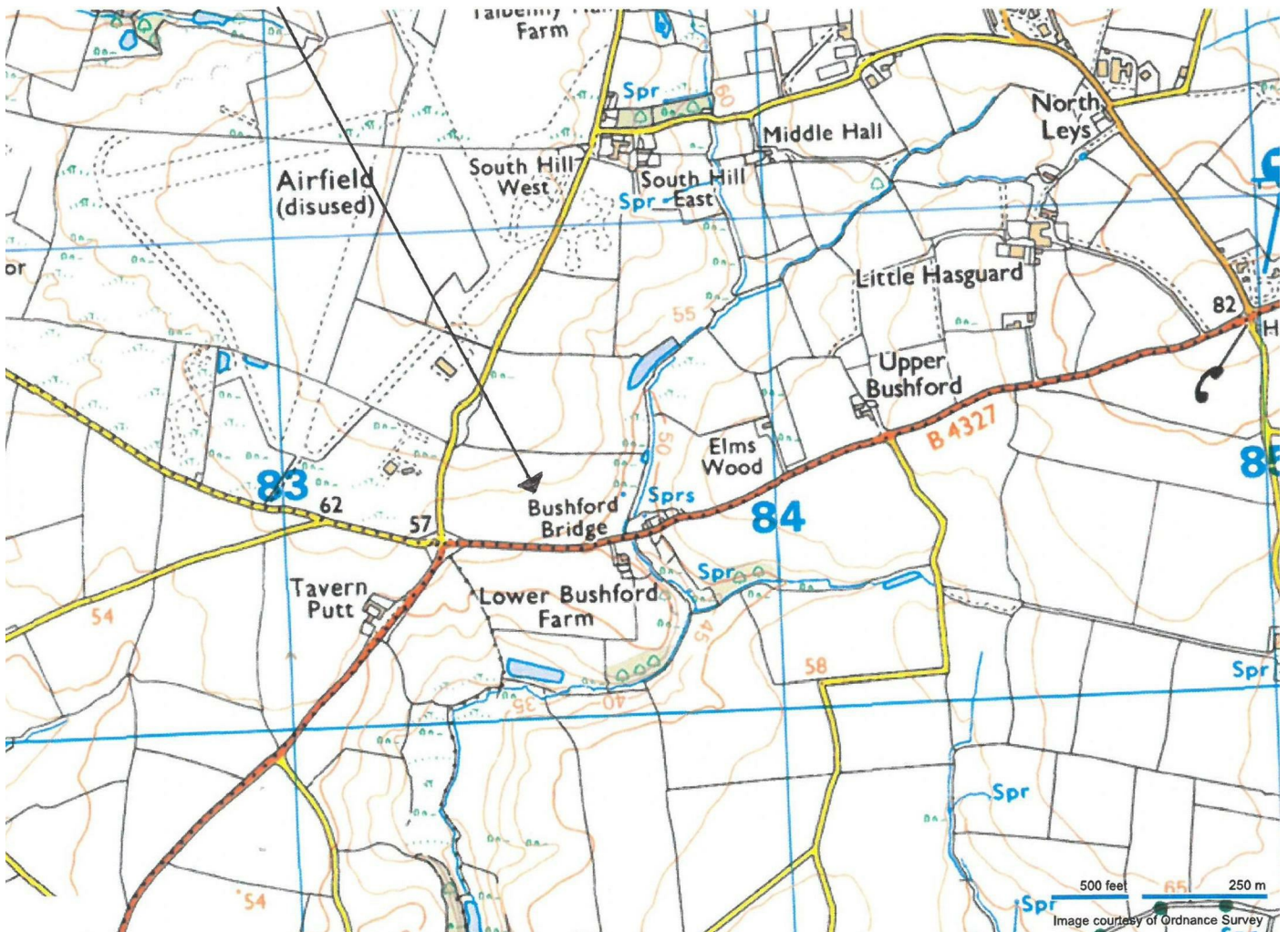
LOCAL AUTHORITIES: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP Tel: 01437 764551 and The Pembrokeshire Coast National Park, Llanion House, Pembroke Dock, Pembrokeshire SA72 6DY. Tel: 01646 624800

BASIC PAYMENTS, ETC: No Basic Payments are included in the sale.

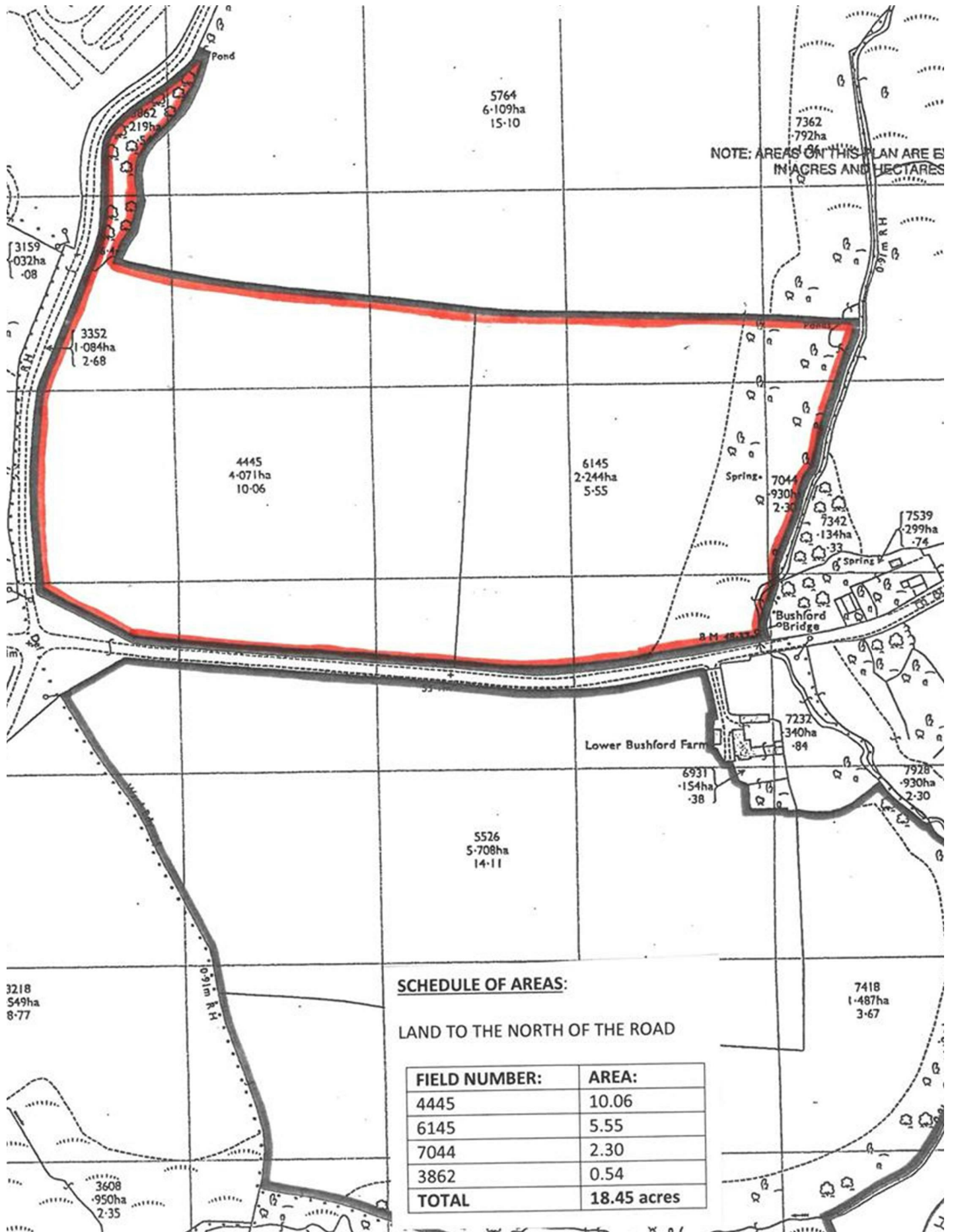
### GENERAL REMARKS:

This is a rare opportunity to acquire a productive parcel of land in a convenient setting and being suitable for a variety of agricultural uses, being located in an area of early, highly regarded agricultural land. Viewing is recommended.

### LOCATION PLAN:



**LAND PLAN: For Identification Purposes Only**



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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