



38.68 Acres or thereabouts , New Moat, Clarbeston Road, SA63 4RD

£375,000

A highly productive parcel of well-regarded agricultural land extending to 38 acres or thereabouts, being divided into 3 fields, all with roadside access. Main's water connected. Well fenced and ideally suited for grazing or cropping.

SITUATION

This parcel of land is located within a belt of early, highly productive and inherently fertile land renowned for its capacity and productivity, being situated in the heart of the coastal county of Pembrokeshire and having the benefit of two gates off the Clarbeston Road to New Moat roadway with a further access off the minor road that leads to Penffordd.

DESCRIPTION

A plan of the land is attached for identification purposes only.

The land in total is some 38.68 acres or thereabouts in total of productive pasture in good heart, being divided into three enclosures within stock proof boundary fencing and hedging other than a small area within parcel number 6262, all of the land is clean being level or gently sloping and ideally suited for grazing or cropping with mains water connected.

SERVICES

Mains water is connected.

TENURE

Freehold with vacant possession upon completion. No basic payments are included in the sale.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire 01437 764551.

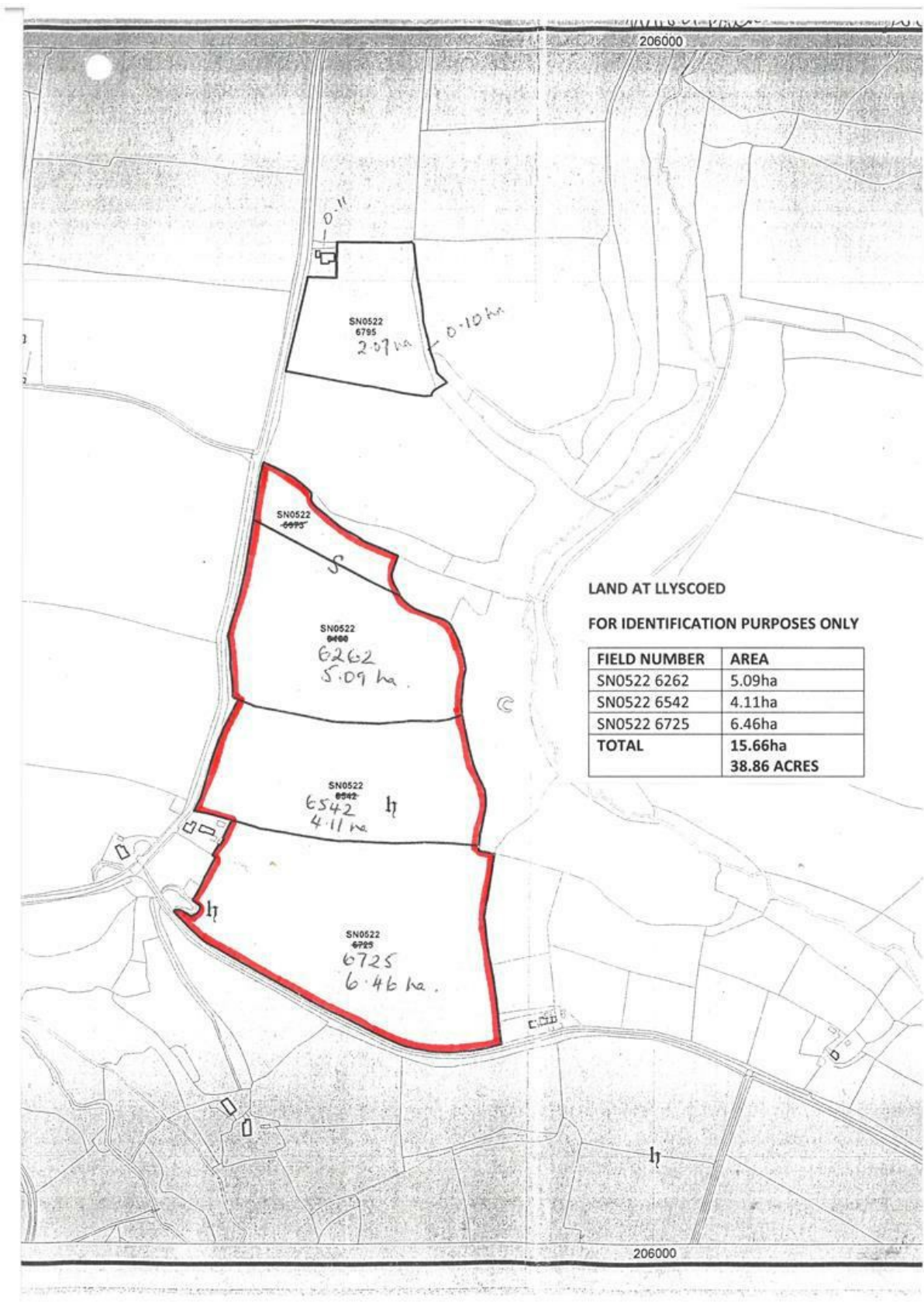
GENERAL REMARKS

This is an opportunity to acquire a highly regarded parcel of agricultural land in a most convenient setting and suitable for grazing or cropping.

Viewing is highly recommended.



LAND PLAN - for identification purposes only



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