



## 10 acres or thereabouts land at Cuffern Cuffern, Haverfordwest, SA62 6HB

**£100,000**

By prior appointment

- An opportunity to acquire a conveniently located parcel of land extending to 10 acres or thereabouts and situated on the periphery of the Pembrokeshire Coast National Park.
  - Currently pasture and divided into paddocks, with the potential for being sold in smaller lots.
- Suitable as a pony paddock or for other amenity uses such as a conservation project or similar, subject to any necessary consents being obtained.
  - Situated within a few miles of the coast.
- Motivated vendor – offers on a reduced acreage would be considered.

### Situation

The land occupies a delightful rural setting on the periphery of the Pembrokeshire Coast National Park and within a few miles of the stunning scenery of the Pembrokeshire coastline and the beaches of Newgale and Nolton Haven.

Haverfordwest is some 7 miles or so distance with local services in the nearby villages. The land is located within a belt of highly productive land being suitable for a variety of agricultural purposes or conservative use.

### Description

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

Originally one enclosure extending to approximately 10 acres or thereabouts, the field has now been divided into several small paddocks by post and wire netting, and this offers purchasers the opportunity to purchase smaller acres if required. All options would be considered – so don't be frightened to ask! The land benefits from roadside access and is a level pasture, suitable for grazing or cropping or alternative use, subject to necessary planning consents being obtained. The land may also be suitable for a conservation project such as a small woodland or rewilding habitat, pony paddock etc. and adjoining a popular low impact animal-based tourist attraction.

### Services

There are no services to the land.

### Tenure

Freehold with vacant possession upon completion.

### Local Authority

Pembrokeshire County Council, County Hall,  
Haverfordwest, Pembrokeshire, SA61 1TD

Tel 01437 764551

### General Remarks

This is a rare opportunity to purchase a small parcel of land in a convenient setting close to the outstanding Pembrokeshire Coastline. The land is currently all down to pasture but is divided into paddocks and potentially offers on a reduced acreage could be considered.

### NB:-

As the land is divided into paddocks with post and wire fencing, this will be excluded from the sale and will be removed by the vendors, but can be purchased as an optional extra, if required, as is subject to additional negotiation.



# Floor Plan

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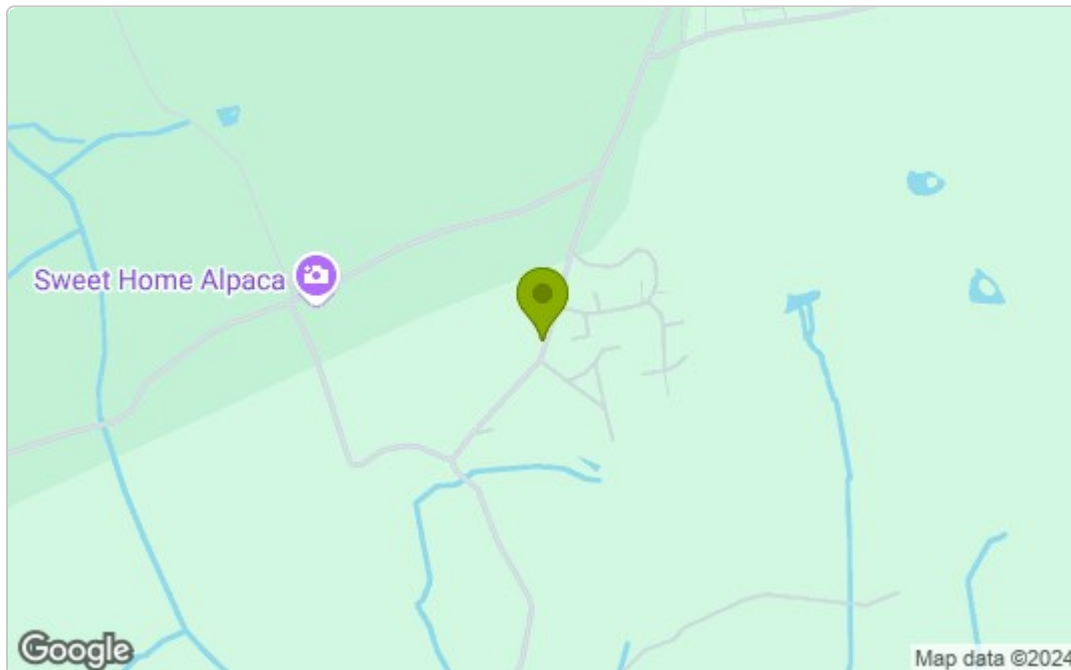
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LAND AT CUFFERN - FOR IDENTIFICATION PURPOSES ONLY



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# Area Map



# Energy Efficiency Graph

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