



100 Acres or thereabouts of land at Llawhaden, 100 acres, Llawhaden, Nr. Narberth, SA67 8DX

**£1,000,000**

A valuable block of highly productive land in a commercial setting and ideally suited for grazing or cropping, having good roadside access, and being level or gently sloping.

NB: Offers of a reduced acreage or to include the farmhouse and buildings may be considered.

### **SITUATION:**

The land is situated on the periphery of the rural village of Llawhaden, in the heart of the Pembrokeshire countryside and within easy reach of the A40. The land is located within a belt of highly productive early land, suitable for grazing and cropping, and has excellent roadside access off minor adopted roadways in a setting convenient to a number of local villages that between them offer limited local services, although the towns of Haverfordwest and Narberth both lie within easy reach.

### **DESCRIPTION:**

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

The land, extends in total, to 100 acres or thereabouts and is predominantly level or gently sloping in profile, being divided into several fields within good quality boundary fencing and hedgerows. There is good access at several points onto the road and several internal field gates for ease of livestock and machinery movement. The land has the benefit of mains water and is currently down to pasture, and is ideally suited for cropping, grazing or perhaps arable purposes, being relatively free draining and with a good depth of soil. It is renowned as being a parcel of highly productive early south facing land.

### **SERVICES:**

Mains water is connected with troughs at various locations. Not all of the fields have a mains supply and a new connection maybe required which can be the subject of further negotiation.

### **TENURE:**

Freehold with vacant possession on completion. There are no footpaths crossing the land. No Basic Payments are included in the sale.

### **PLEASE NOTE :-**

1) There will be a restrictive covenant on some of the land preventing its use for solar panels and wind turbines. For further details, contact the selling agents.

2) New boundaries will be established around the farmstead between points A-B C-D - to be confirmed.

### **LOCAL AUTHORITY:**

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire Tel 01437 764 551

### **GENERAL REMARKS:**

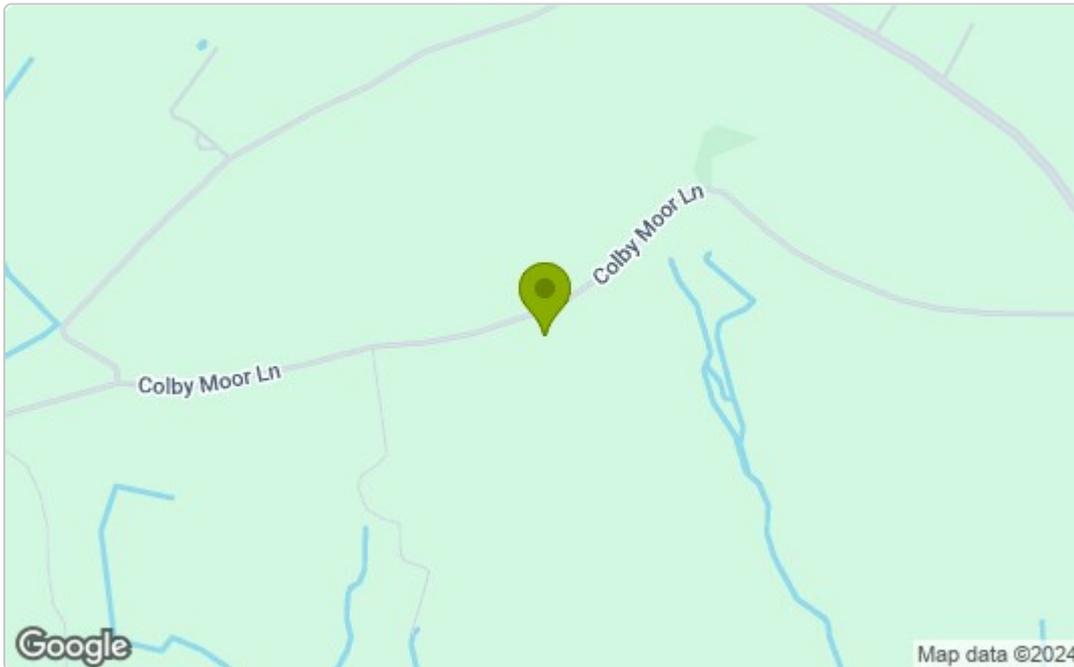
This is a rare opportunity to purchase a first quality block of land in a most convenient setting in the heart of the Pembrokeshire countryside. The land is a highly productive parcel of well-managed land, suitable for a variety of agricultural uses, and viewing is highly recommended.

### **NB: Option**

Please note, the vendors may consider offers on a reduced acreage or to include the farmhouse and buildings. Further details from the selling agents.

## Floor Plan

## Area Map



## Energy Efficiency Graph

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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com

**Land at Rogers Hook, Llawhaden  
For Identification Purposes Only  
House, Buildings and land marked 1, 2, 3 are excluded  
Boundaries A-B-C-D to be confirmed**

**Schedule of Areas**

<b>Field No.</b>	<b>Acreage</b>
<b>5623</b>	<b>8.37 est.</b>
<b>5903</b>	<b>9.31 est</b>
<b>6385</b>	<b>7.61</b>
<b>6362</b>	<b>11.73</b>
<b>7048</b>	<b>0.54</b>
<b>6851</b>	<b>0.67</b>
<b>6442</b>	<b>0.81</b>
<b>4949</b>	<b>7.43</b>
<b>4368</b>	<b>11.04</b>
<b>3001</b>	<b>10.89 est.</b>
<b>2090</b>	<b>0.54</b>
<b>2981</b>	<b>1.36</b>
<b>2820</b>	<b>12.05 etc.</b>
<b>1303</b>	<b>8.67</b>
<b>0312</b>	<b>9.81</b>
<b>TOTAL</b>	<b>100.83 acres Estimated</b>

# Plan of the Land at Rogers Hook

