



## Lot 3 - Land at Lower End Town Farm , Narberth, SA67 8UJ

**Guide Price £550,000**

A productive block of farm land comprising of 68 acres or thereabouts and divided in to manageable enclosures. Located on the edge of a peaceful village location with the option to purchase further land nearby.

## SITUATION

Lampeter Velfrey lies in the east Pembrokeshire countryside within an area of highly regarded early, productive land, suitable for grazing, cropping or arable purposes, being inherently fertile.

The village has a strong sense of community and within the village lies the 13th century Grade II listed church of St Peter. Lampeter Velfrey lies within easy reach of the A40 which links to the M4, and is some 3 miles or so from the small towns of Narberth and Whitland. Between them they offer a good range of local services and facilities that cater for most everyday requirements including doctors' surgeries, primary schools. In addition, there is a comprehensive school in Whitland and a train station in both towns, etc. Further afield lie the market towns of Haverfordwest and Carmarthen which provide a greater range of amenities including supermarkets, shopping centres, hospitals etc. Also within easy reach is the superb scenery of the renowned Pembrokeshire coastline being approximately 6 miles to the nearest beach.

Lower End Town is situated within a thriving community in rural Pembrokeshire having tremendous links to local livestock markets in both Whitland and Crymych.

## DIRECTIONS

From the centre of Whitland follow signs posted for Tavernspite. Follow this road for approximately 0.4 miles where you will turn right onto Velfrey road, signposted for Lampeter Velfrey. From here follow this road for some 3 miles where Lower End Town will be situated on your right hand side.

## DESCRIPTION

Lot 3 - A productive block of farmland comprising of approximately 68 acres or thereabouts divided in to manageable enclosures. Situated on the edge of a peaceful village location and suitable for modern machinery. A land plan is attached for identification purposes only.

## SERVICES

Mains water, drainage and electricity are connected. Some of the fields are connected to mains water.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Gas pipeline.

Electricity poles.

A Right of way in favour of Lower End Town for secondary access to land over a railway track by way of a level crossing.

## TENURE

Freehold with vacant possession upon completion.

## BASIC PAYMENTS

We understand that the land has been used to claim for basic payments but no entitlements form part of the sale. Entitlements can be purchased by separate negotiation.

## SHOOTING AND FISHING

The rights are in-hand.

## LOCAL AUTHORITY

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

## JOINT AGENCY

The sale of Lower End Town is a joint agency with Savills' Daniel Rees - DRees@savills.com

## GENERAL REMARKS

Lower End Town is highly recommended to purchasers looking for a versatile agricultural unit that occupies a rural setting in Pembrokeshire having exceptional links to the wider community.

Viewing is recommended.

## LOTING

The farm is for sale as a whole with 177 acres. Guide Price £2,100,000.

It is also available in four Lots:

Lot 1: Main farmyard with houses, barns, outbuildings and adjoining field. In all, set in about 9 acres. Guide Price £800,000.

Lot 2: (Across the council road to south). Barn, outbuilding and adjoining farmland. In all, about 37 acres. Guide Price £400,000.

Lot 3: Adjoining farmland to lot 1, to the south of the railway line. In all, about 68 acres. Guide Price £550,000.

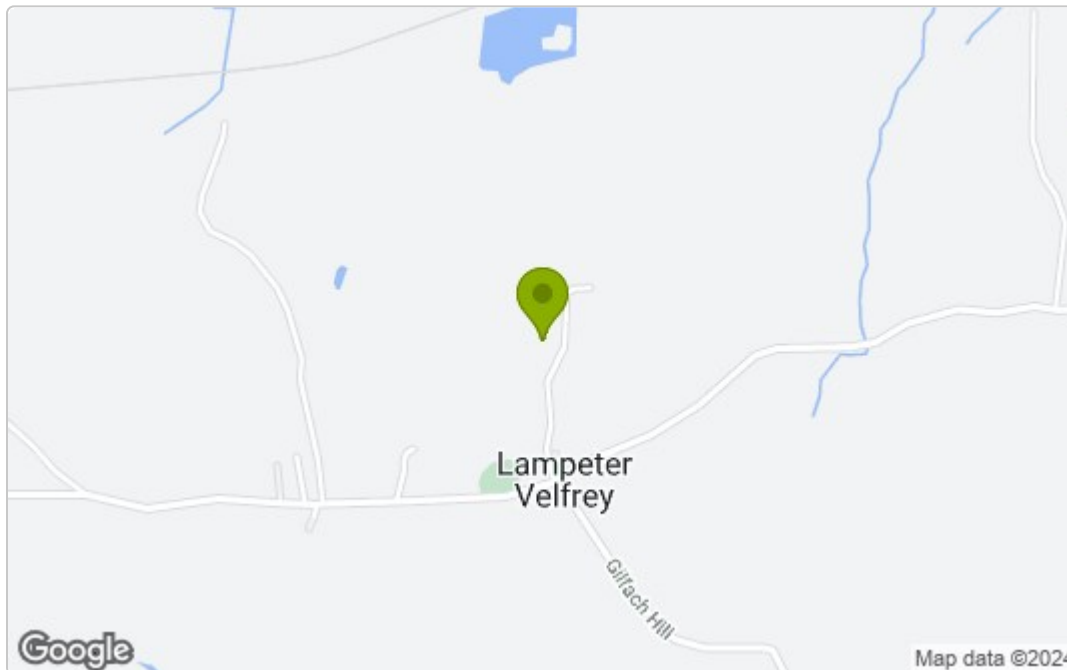
Lot 4: Farmland to the north of the railway line. In all, about 61 acres. Guide Price £430,000.

# Floor Plan

LOT 3



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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