

42 Acres at Pengawse Hill, Whitland, SA67 7EH

**Offers In The Region Of £294,000**

\*A productive parcel of pasture land suitable for grazing or cropping with woodland providing natural shelter.

\*Convenient setting just off the A40 within a mile of the small town of Whitland.

\*Located within a belt of highly productive agricultural land.

### Situation

This is a parcel of conveniently located land, being just off the A40 a mile or so west of the small town of Whitland, which benefits from a good range of local services and facilities that cater for most everyday requirements.

Agriculturally this is an area where livestock and dairy farming are still the predominant agricultural land uses, being located in an area of highly productive, early land, renowned for its capacity.

In recent years, land in this area has also been in demand for environmental or conservation projects, within a defined agricultural use.

### Description

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

The Land extends to 42 acres or thereabouts in total of which some 35 acres maybe considered clean with the remainder being woodland that provides a natural shelter belt.

The land has the benefit of excellent roadside access and is reasonably well-fenced and gated and is generally level or gently sloping, being divided into several easily worked enclosures.

### Please Note

The land will be subject to a reservation by the vendor of an agreed percentage of any uplift in value in the event that planning consent is granted for non agricultural use of the land within an agreed time following completion. This will be triggered on the earlier implementation of planning or a sale with the benefit of planning.

### Basic Payment Scheme

The land is registered for the basic payment scheme and the entitlements are included in the sale. The vendor will make reasonable endeavours to transfer the relevant entitlements to the purchaser after completion of sale. Further details are available from the selling agents. Whenever completion of the sale takes place, the payment for that year will be retained by the vendors.

### Services

The land enjoys a mains water connection.

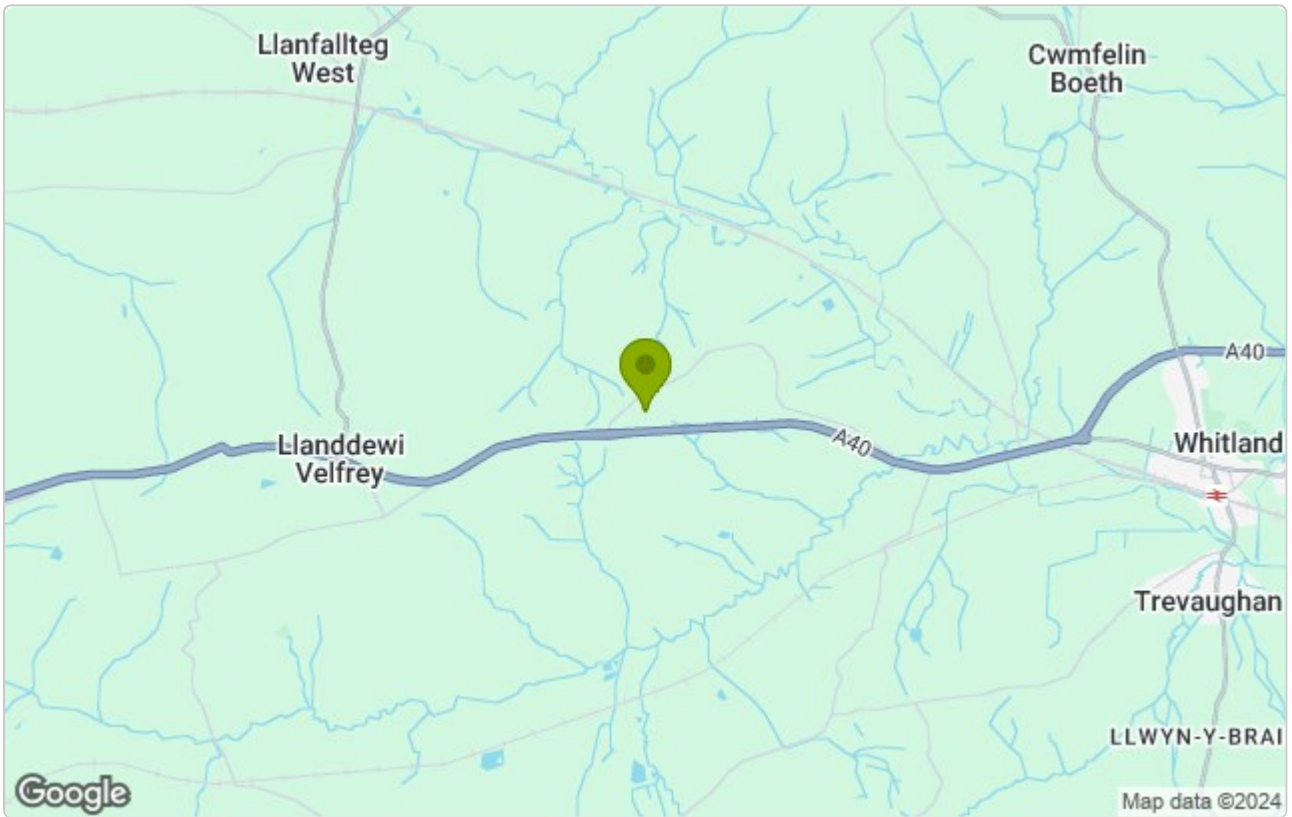
### Tenure

Freehold with Vacant Possession upon completion.

### Directions

What3words: ///warns.cork.blocks





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