



Land formerly part of Cott Farm Martletwy, Narberth, SA67 8AB

**Offers In The Region Of £200,000**

Excellent parcel of land extending to 23.136 acres or thereabouts  
Comprising 18.608 acres of first quality pasture and 4.258 acres of mature woodland  
Level and productive pasture land suitable for both grazing and cropping purposes  
Benefitting from a mains water connection  
Roadside access onto Cott Lane

### Situation

Accessible along Cott Lane some 2 miles or so distant from the small village of Martletwy being very accessible to the A4075 roadway which provides an excellent connection to the A40 roadway. The popular market town of Narberth lies some 6.4 miles distant and provides a good range of local services which caters for all day to day needs whilst also including numerous independent shops and cafes. Narberth has become a very popular destination with locals and those visiting the area. The county town of Haverfordwest lies some 11.5 miles distant and provides a comprehensive array of commercial, educational and recreational facilities.

### Directions

Conveniently located along Cott Lane just off the council maintained roadway leading to the village of Martletwy. Location plan included within the sales details.

what3words ///stable.than.according- approximate location of the mid point of the pasture land

### Description

A valuable parcel of land extending to 23.136 acres or thereabouts comprising a single and level enclosure laid to pasture which is bordered by 4.528 acres of woodland. The land laid to pasture is in very good heart and capable of excellent productivity and should be of interest to commercial farmers looking to acquire land that is suitable for cropping purposes. Equally suited to lifestyle purchasers looking to acquire an appealing parcel of land which could be developed into a conversation project or similar. Delightful rural aspect towards the Preseli Mountains.

### Services

Mains water connection only.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

### General Remarks

An excellent opportunity to acquire a productive parcel of agricultural land in a convenient and accessible location. Viewing is highly recommended to appreciate the quality on offer.

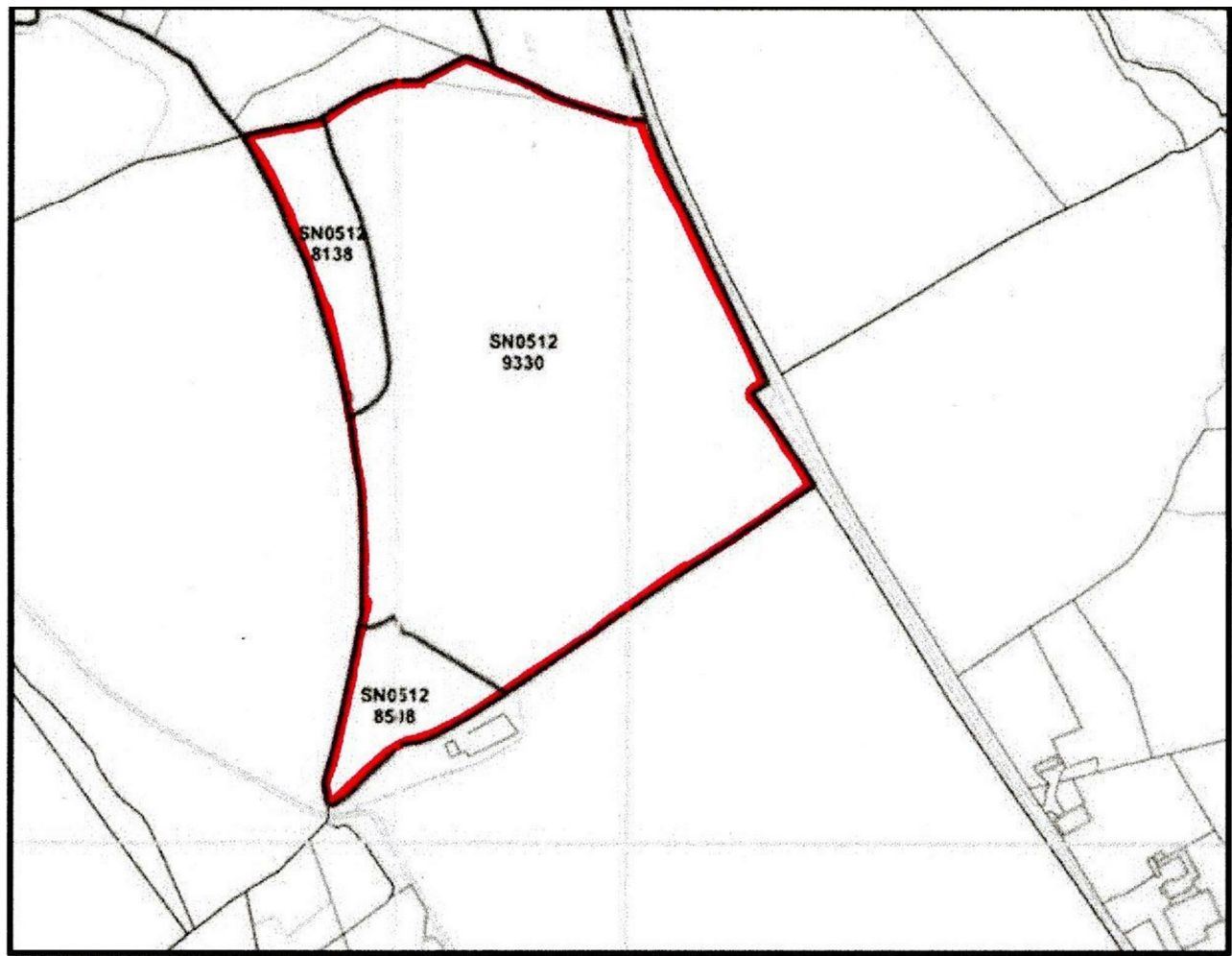
### Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

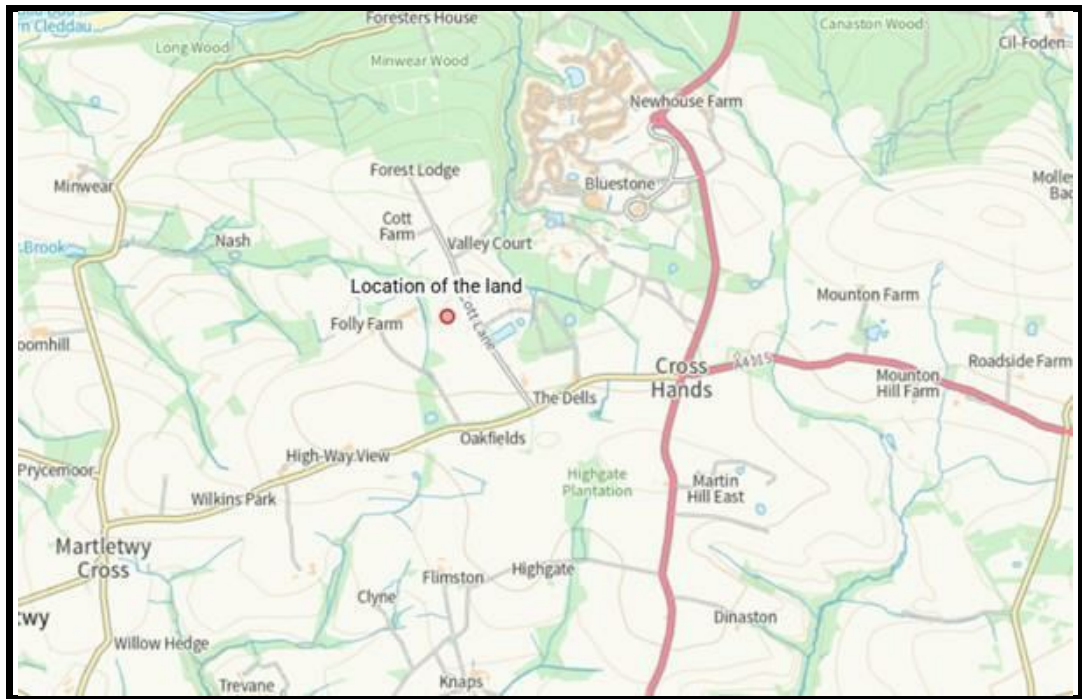
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



Land Plan - For Identification Purposes Only



Location Plan



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.