



**81 Acres or Thereabouts of Land at Whitland , Narberth, SA67 7EJ**

**Offers In The Region Of £400,000**

Valuable Parcel of Improvable Grazing Land with considerable potential for Conservation Use or similar  
Conveniently located to the A40 and the small town of Whitland  
Roadside Access, Natural Water.



### Situation

The land occupies a convenient setting just off the A40, within a mile or so of the small town of Whitland, which has the benefit of a good range of local services and facilities that cater for most everyday requirements.

### Directions

The land is located on the minor road that links the A40 to the Velfrey road and has access off this road.

What3Words Location - [clashing.crib.amends](#).

### Description

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

The land extends to 81 acres or thereabouts in total and is all level or gently sloping pastureland that does now require some pasture and hedge renovation in order to realise its full potential for agricultural use.

We are advised, however, that historically, this land has been used for grazing and cropping.

Quite possibly this is a parcel of land that lends itself to some form of conservation project given its location.

### Services

There are no services connected to the land. Natural water only.

### Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire.

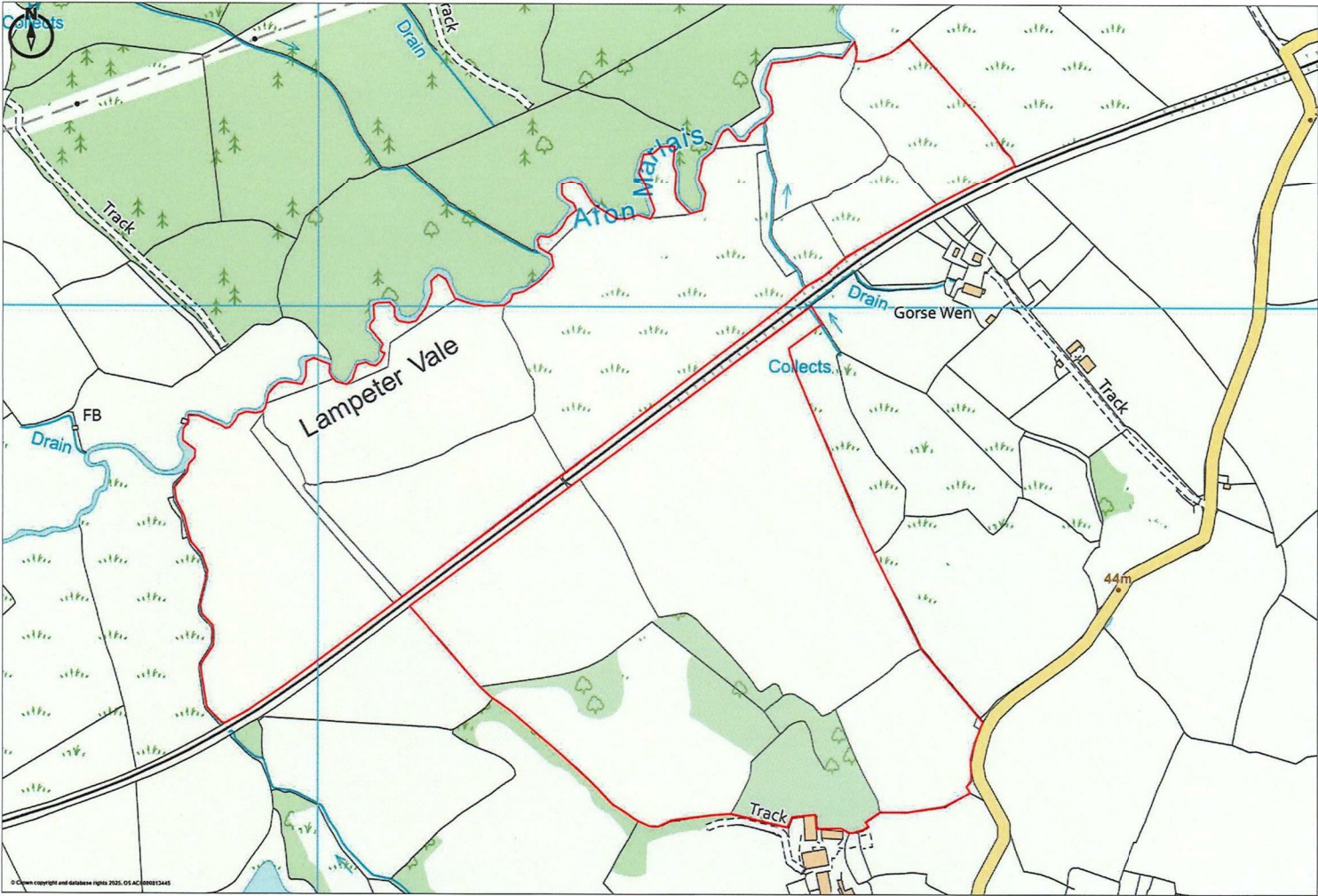
### Tenure:

The land is freehold of tenure and is offered with vacant possession upon completion. No Basic Payments or similar are included in the sale.

### General Remarks

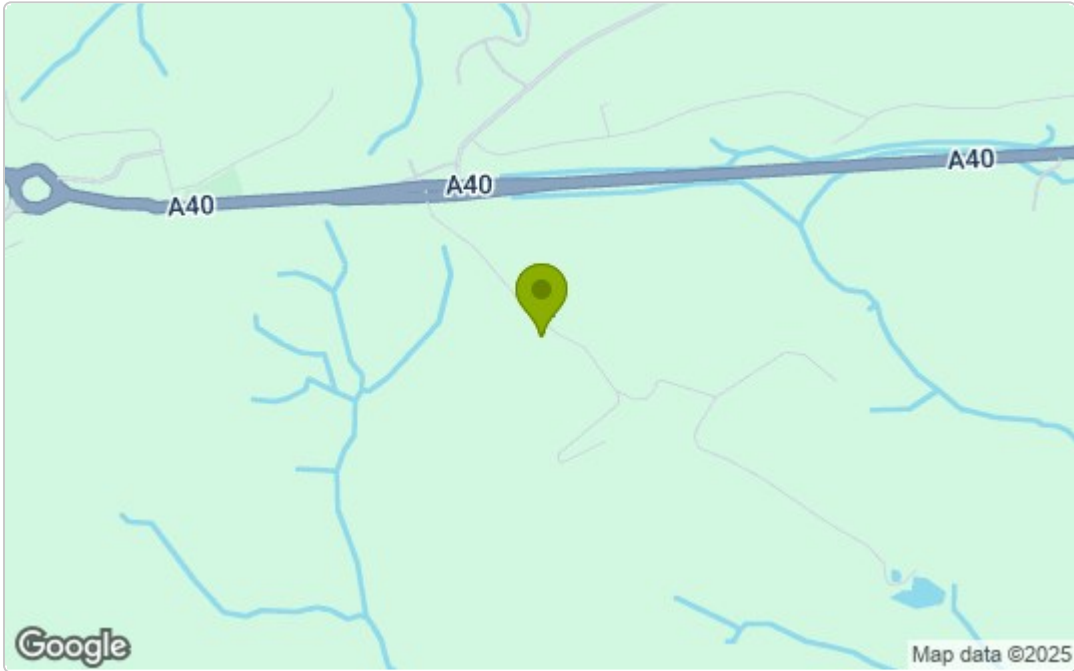
This is a parcel of land that occupies a very convenient setting just off the A40 and comprises a parcel of improvable land that historically has been grazed and cropped. As mentioned above, it does now require some improvement work in order to realise its full potential and could well suit a conservation project.

Realistically priced. Viewing at an early opportunity is highly recommended.



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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