



6.22 Acres Valley Road, Narberth, SA67 8BT

**Offers In The Region Of £100,000**

A parcel of good quality grazing land, amounting to approximately 6.22 acres, situated just outside Narberth town centre and benefitting from good gated roadside access. Currently the land is used for general grazing and is stock fenced.



### Situation

The land is situated approximately 1.5 miles outside of Narberth town centre, along a quiet no through road.

### Description

An ideal parcel of grazing land. Good pasture, being stock fenced and enjoying gated roadside access, split into 2 paddocks. At the bottom of the land there is a natural water course.

### Utilities & Services.

Services -

Electric: N/A

Water: TBC

Drainage: N/A

Local Authority: Pembrokeshire County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///sprinkle.sands.prettiest

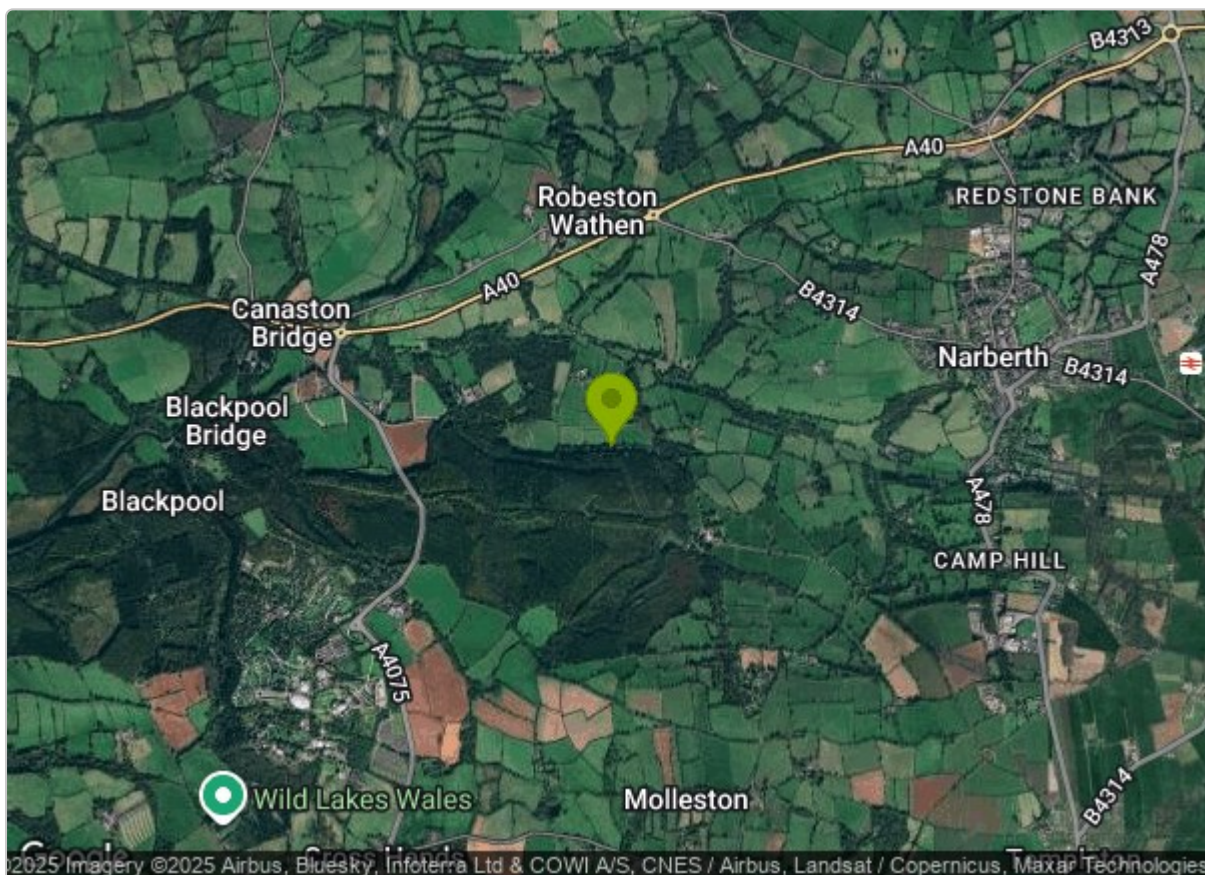
Please note: A neighbours water pipe travels through a small section of this land and cannot be disconnected. There is also a public footpath that goes over the corner of the land.

### 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.

## Area Map



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.

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