



Approx. 1.41 Acres, Lampeter Velfrey, SA67 8UN

**Offers In The Region Of £29,995**

A level paddock measuring approximately 1.41 acres with gated access and a natural water boundary, situated in a delightful spot between the villages of Llanmill and Lampeter Velfrey, off a small country road. A useful parcel of land which has previously been used for general sheep grazing and haylage.

### Situation

The land is situated centrally within the county of Pembrokeshire, in a predominantly agricultural/rural area just a few miles outside of Narberth, between the villages of Llanmill, Lampeter Velfrey and Llandewi Velfrey. Please see the attached plan for precise location. It is situated at the entrance to bridleway SP19/20 as listed on the definitive map linking it to the village of Llanddewi Velfrey.

### Description

A pretty little paddock in a lovely spot, benefitting from a natural water boundary and is nicely level with hedgerow boundaries. Some stock proof fencing. 5 bar roadside gated entrance.

### Directions

From Narberth, travel on the B4314 and turn left for Llanmill, passing the crematorium. Travel through Llanmill and at the top of the hill by the church turn left at the cross roads. Follow this road down and travel under the railway line. Proceed for a short distance and the land is found on the right hand side, identified by our JJMorris for sale sign, just after a property called Lawn Cottage.

### Utilities & Services.

Services -

Electric: N/A

Water: Natural Water Course Boundary

Drainage: N/A

Local Authority: Pembrokeshire County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///executive.trying.pasting

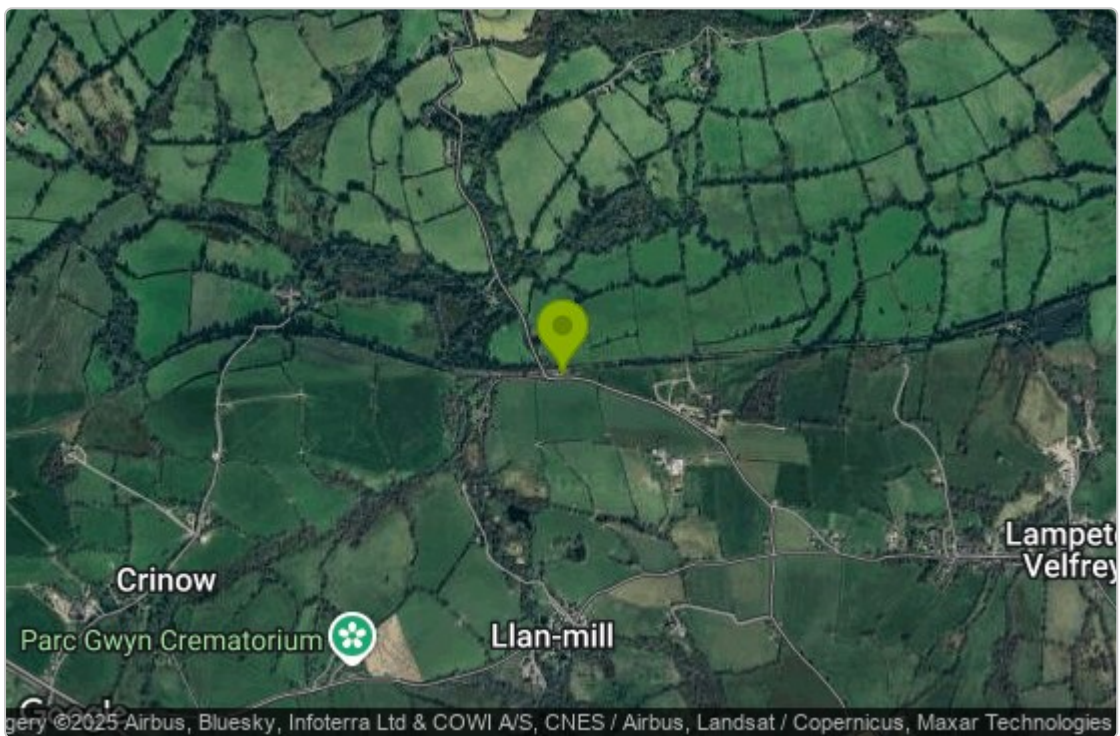
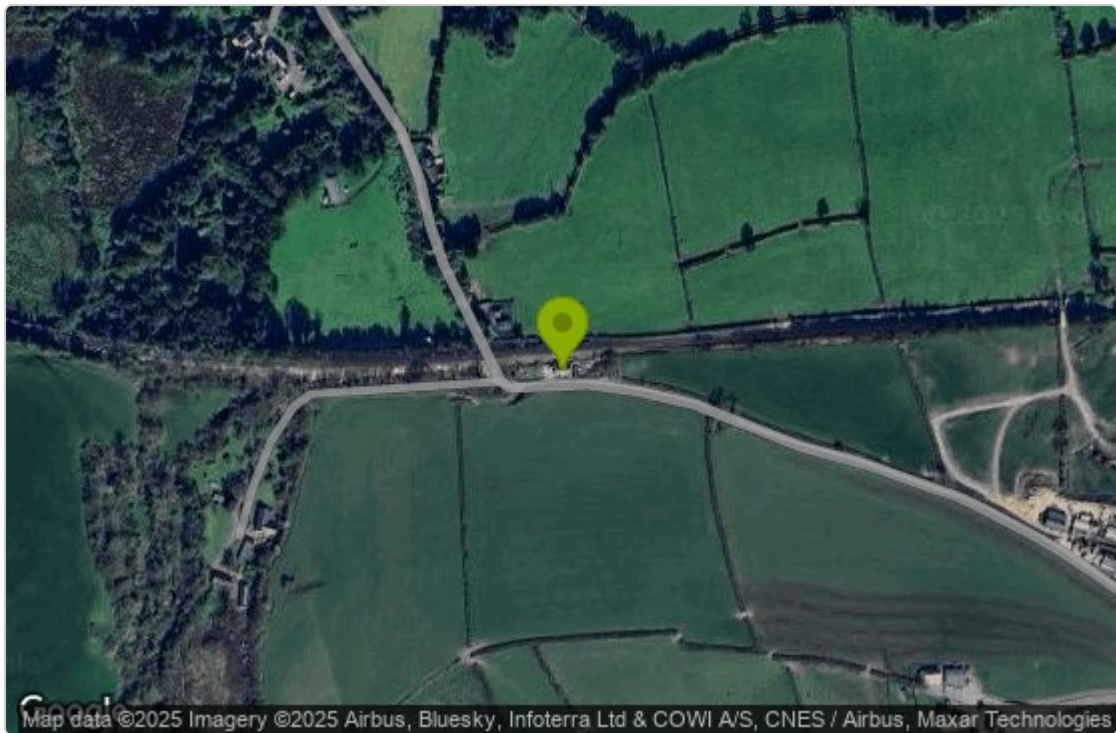
### Anti Money Laundering and Ability To Purchase

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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