



Approximately 43.33 Acres By Spring Garden, Ludchurch, SA67 8JE

Offers In The Region Of £390,000



Approximately 43.33 acres of excellent general purpose grazing land, comprising 4 fields situated at the end of a shared private track within the village of Ludchurch, Pembrokeshire. The land has previously been used for grazing horses and taking haylage, but also has good cropping potential.

Situation

The land is situated at the very end of a shared private track, approximately 400 meters long, in a beautiful countryside setting, with only one neighbouring property close by. Ludchurch is a delightful little village found in the heart of South Pembrokeshire, some 4 miles or so from the market town of Narberth which benefits from a good range of independent shops, services and facilities. The glorious Pembrokeshire coast is approximately 3 miles distant with a choice of beaches and popular seaside resorts to choose from, including Amroth, Saundersfoot and Tenby. The main A477 road is approximately 2 miles away linking to St Clears, Carmarthen and the M4 corridor.

Directions

From Narberth travel to Princes Gate and at the crossroads travel across the road towards Amroth, after about 1 mile you enter the village of Ludchurch, Travel through and take the right turning onto Westerton Court, follow this road in and go through the gated shared access on the left, which leads down to the land.

Utilities & Services.

Heating Source: N/A

Services -

Electric: None

Water: TBC

Drainage: N/A

Local Authority: Pembrokeshire County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///attending.having.future

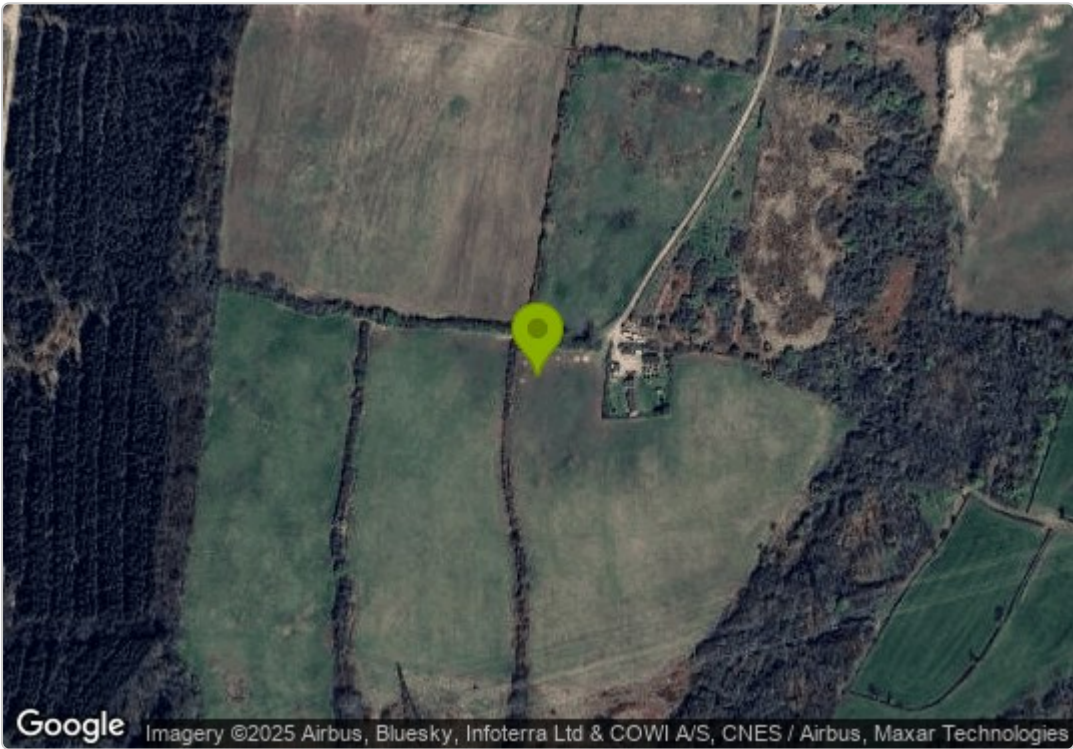
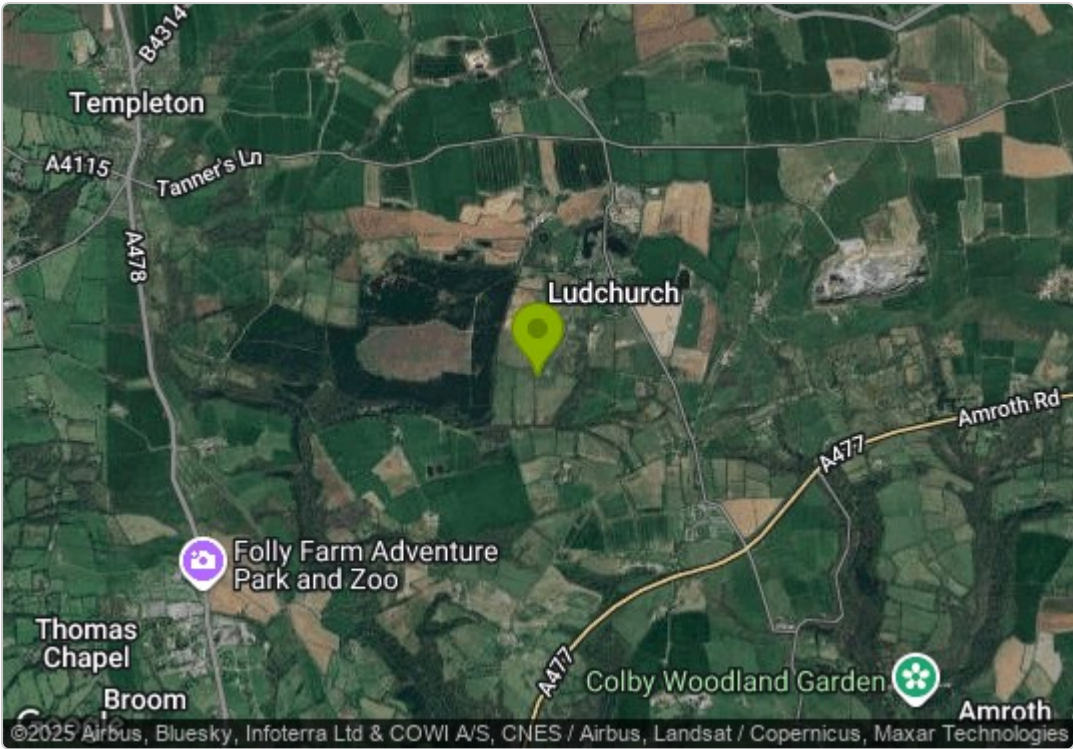
Anti Money Laundering and Ability To Purchase

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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