





Land at, Pentre Glas, Hebron

£785,000 Freehold

A quality and useful block of agricultural lans ectending to approximately 130 acres • Conveniently located off the A478, allowing for ease of access for all types of uses • Includes a useful livestock building that could be used for a range of applications

Contact Cardigan Office

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Situation

The land is situated in a convenient rural location between Glandy Cross and Crymych, within an established agricultural area of north Pembrokeshire. The surrounding countryside is predominantly farmland, comprising a mixture of pasture and agricultural holdings, providing an attractive and productive rural setting. The land is conveniently located close to the village of Crymych, which provides a range of local amenities and services, including a primary school, shops, public house and other everyday facilities. Glandy Cross is also within easy reach, providing good access to the surrounding road network and neighbouring rural communities. The property therefore offers a desirable combination of a peaceful agricultural setting, convenient accessibility and proximity to Crymych and the wider north Pembrokeshire area.

The Land

The land extends to approximately 130 acres in total, with 125 acres being clean and grazeable, and some 5 acres of woodland. Of the 125 acres, over half of it is suitable for silage being productive year-round. Some 25 acres is wetter-lying and would be well suited as habitat land or similar.





Shed

There is a 6-bay open-fronted steel-framed shed, clad in box-profile sheets, suitable for livestock rearing or general storage.There is also a 20ft x 60ft pole barn with a sloping roof, a concrete floor, lights and 2 x double electric sockets.**General Overview**

This presents an exceptional opportunity for those wishing to operate a successful farming enterprise as a stand-alone venture, or as an addition to their existing farming business, with large potential for all types of modern farming.

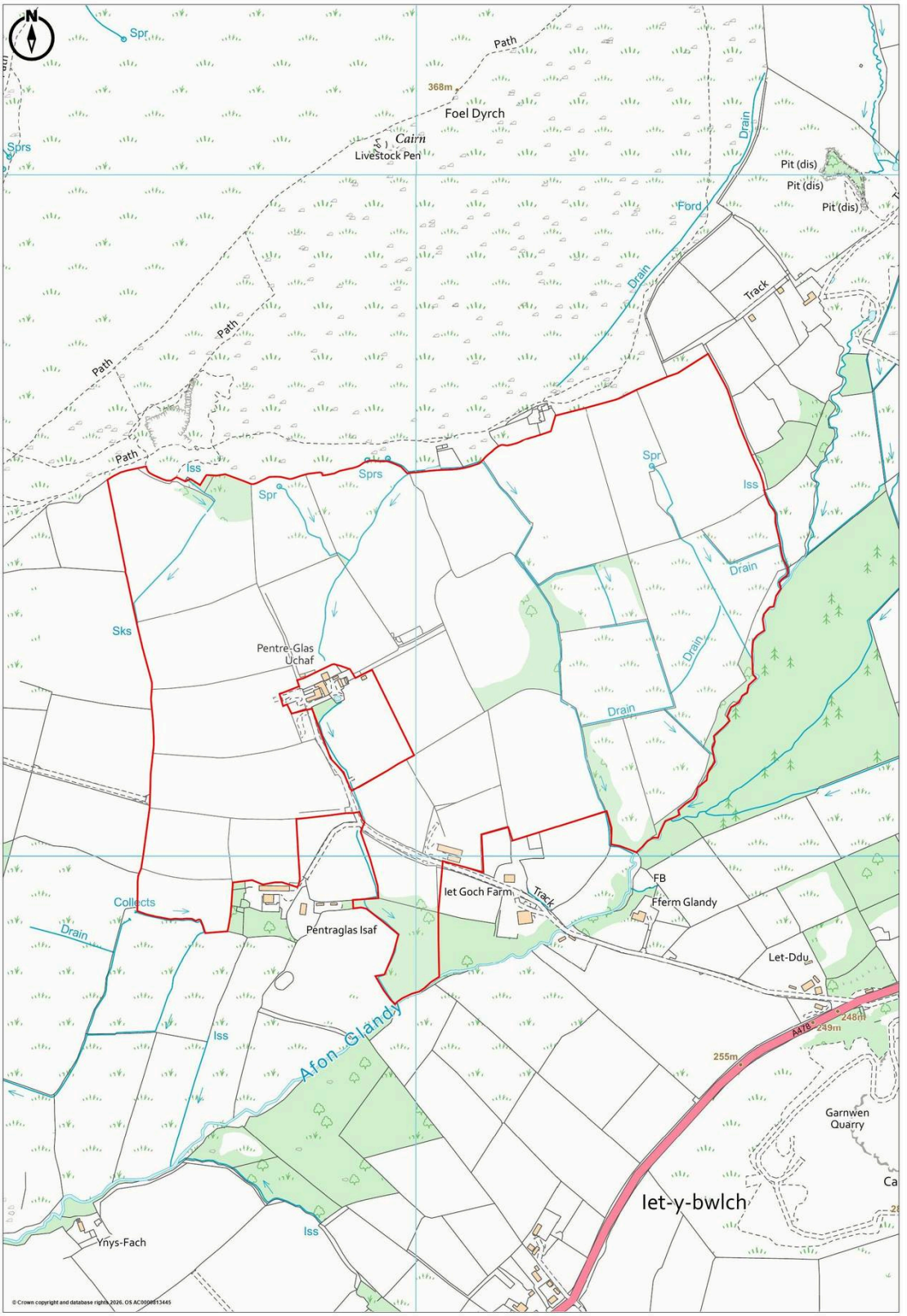
Utilities and Services

Electric: 30kva pto driven generator. Water: 3 all-year-round running springs, with 2 of them being piped. No council tax band awarded. Drainage: None. Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council. Council Tax: Band N/A. What3Words: ///dwelled.tester.proudest

Anti Money Laundering & 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.





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LANDMARK INFORMATION

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Plan for identification purposes only



