



The Slad, Sardis, Pembrokeshire

Freehold

Council Tax band: TBD

Tenure: Freehold



Situation

The land is situated on the periphery of the small hamlet of Sardis, which lies within easy reach of all the major towns of the area, being some 5 miles or so south east of Haverfordwest, which, as the principal administrative centre of the coastal county of Pembrokeshire, has the benefit of an extensive range of amenities and facilities. Local services can be found in the nearby villages of Llangwm, Hook and Johnson and the area lies on the periphery of the Pembrokeshire Coast National Park, with the tidal waters of the Cleddau estuary, known as the Secret Waterway, being within a mile or so. The setting is ideally suited for those purchases looking for a parcel of land in a convenient location.

Description

A plan of the land as attached for identification purposes only. Enjoying a delightful rural aspect with pleasant views over the surrounding countryside, this is a parcel of pasture land that extends to 18 acres or thereabouts in total, with a stream on the boundary providing a natural water source. The land is accessed off an adopted no through road and benefits from a steel portal frame building with infill block walls under a corrugated cement fibre roof, with feed yard adjoining. Although this building was specifically developed as a livestock shed, it could well be adapted to other uses, subject to the necessary consents being obtained. There is also a derelict farmhouse that was the original farmhouse, which may well have the potential to be restored again, subject to the necessary planning consents being obtained

services

There are no services connected to the land.

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Tenure

The Land is freehold of tenure and vacant possession will be available upon completion. Please note- there is a public footpath crossing the land. No single Farm Payment included in the sale.

General Remarks

This is a pleasantly located parcel of land that overlooks the surrounding countryside, being within easy reach of all of the major towns of the area and several local villages which between them offer a reasonable range of local services that cater for most everyday requirements. The land is a parcel of pasture land that is typical of the area, being an early block of highly productive land that is currently used for grazing but has historically been cropped and includes a useful adaptable building and adjoining yard together with the ruin of the former farmhouse, which may well have some redevelopment potential, subject to the necessary consents being obtained. Interested parties should be aware that the property is available with a reduced acreage if requires, subject to further negotiation.



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