



For Identification Only

6.22 Acres Valley Road, Narberth – SA67 8BT

Offers in Region of £100,000

**jmorris**.com

## 6.22 Acres Valley Road

Narberth

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.**

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.





For Identification Only

## JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

