



8.19 acres of Land forming part of Grove Gate Farm, Molleston, Narberth, Pembrokeshire SA67 8BX

Guide Price: £100,000

Property Features

- 8.19 acres contained in one convenient enclosure
- Excellent road frontage with two gated access points
- Laid to productive pasture, with scope to grow a range of crops
- 1/2 a mile from A478 and 1 mile from Narberth town centre
- Mains water supply to water trough and stockproof fenced throughout
- Suitable for a range of uses to include grazing, cutting, equestrian or amenity purposes

Property Summary

An excellent parcel of 8.19 acres contained in one enclosure being laid to productive pasture benefitting from extensive road frontage with two gated access points, on the periphery of the popular town of Narberth, ideally suited for grazing and cutting purposes, or equestrian / pony paddock.



Full Details

Overview

A rare opportunity to acquire an excellent parcel of 8.19 acres contained in one enclosure, being south facing and level to gently sloping in nature. The land is currently laid to productive pasture, which is capable of growing excellent crops of grass, and has recently been used to grow a range of root crops. The land benefits from stockproof fencing and maintained hedgerow boundaries, plus mains water connection to a water trough, along with extensive road frontage along two highways, and two separate gated access points.

The land lies on the south western periphery of the popular market town of Narberth, well-regarded for its vibrant high street of independent stores and eateries, and a range of day-to-day services and amenities. The A478 highway can be reached within 0.5 miles and the town centre itself within a mile, whilst the A40 trunk road at Penblewin Roundabout can be reached within 3 miles, providing easy of access across the county and beyond.

The land is ideally suited for grazing and cutting purposes, or equally suitable for equestrian enthusiast / pony paddock.

Land Classification

The land is classified as freely draining slightly acid loamy soils according to Soilscales and 3a according to the Agricultural Land Classification produced by the Welsh Government.

FURTHER INFORMATION

Tenure

We understand that the property is held on a Freehold basis with vacant possession upon completion.

Services

We are advised the land benefits from a mains water supply (metered connection) to water trough. None of the services have been tested.



Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not. We are advised that a main pipeline transverses the land on the southern part of the land, as identified by the posts on the field boundary.

I.A.C.S

We are advised that the land is registered.

Basic Payment Scheme

We are advised that the land is registered.

Plan, Areas and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Local Authority

Pembrokeshire County Council County Hall,
Haverfordwest, SA61 1TP. Tel: 01437 764551

Planning

All planning related enquiries to Pembrokeshire County Council Planning Department.

Address: 2D County Hall, Haverfordwest,
Pembrokeshire SA61 1TP.

Telephone: 01437 775361.

E-mail: planning.support.team@pembrokeshire.gov.uk.

Overage Clause

The land is subject to an overage clause of 25% of uplift in value attributable towards a residential planning consent, achieved at any time during a 25-year period. Agricultural, equestrian and horticultural uses are exempt from the overage.



Postcode / What3Words

Post Code: SA67 8BX

W3W: stuff.invoices.sleeps

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact our Carmarthen office for further information:

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