



36.06 acres or thereabouts of land being part of Valley Farm, Narberth, SA67 8BS

**£275,000**

A VALUABLE AND PRODUCTIVE PARCEL OF EARLY PASTURE LAND SITUATED WITHIN EASY REACH OF NARBERTH AND BEING IDEALLY SUITED FOR GRAZING OR CROPPING

**SITUATION:**

The land is situated within a mile or so of the centre of the small town of Narberth which has the benefit of a wide range of facilities and amenities. Land in this area is renowned as being an early and highly productive inherently block of fertile pasture land.

**DIRECTIONS:**

A plan is attached and the nearest postcode is SA67 8BS

**DESCRIPTION:**

A plan of the land is attached and shows the area of the land being offered for sale edged red. The land extends to 36.06 acres or thereabouts in total with roadside access off Valley Road. The land is predominantly level or gently sloping and is a clean and productive parcel of land in the main being reasonably well fenced and gated within established hedgerows. The pastures are in good heart and are inherently fertile.

**SERVICES:**

There are no services connected to the land although we understand that mains water is nearby.

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

TENURE: Freehold with vacant possession upon completion. We understand that the land has historically been registered for Basic Payment purposes.

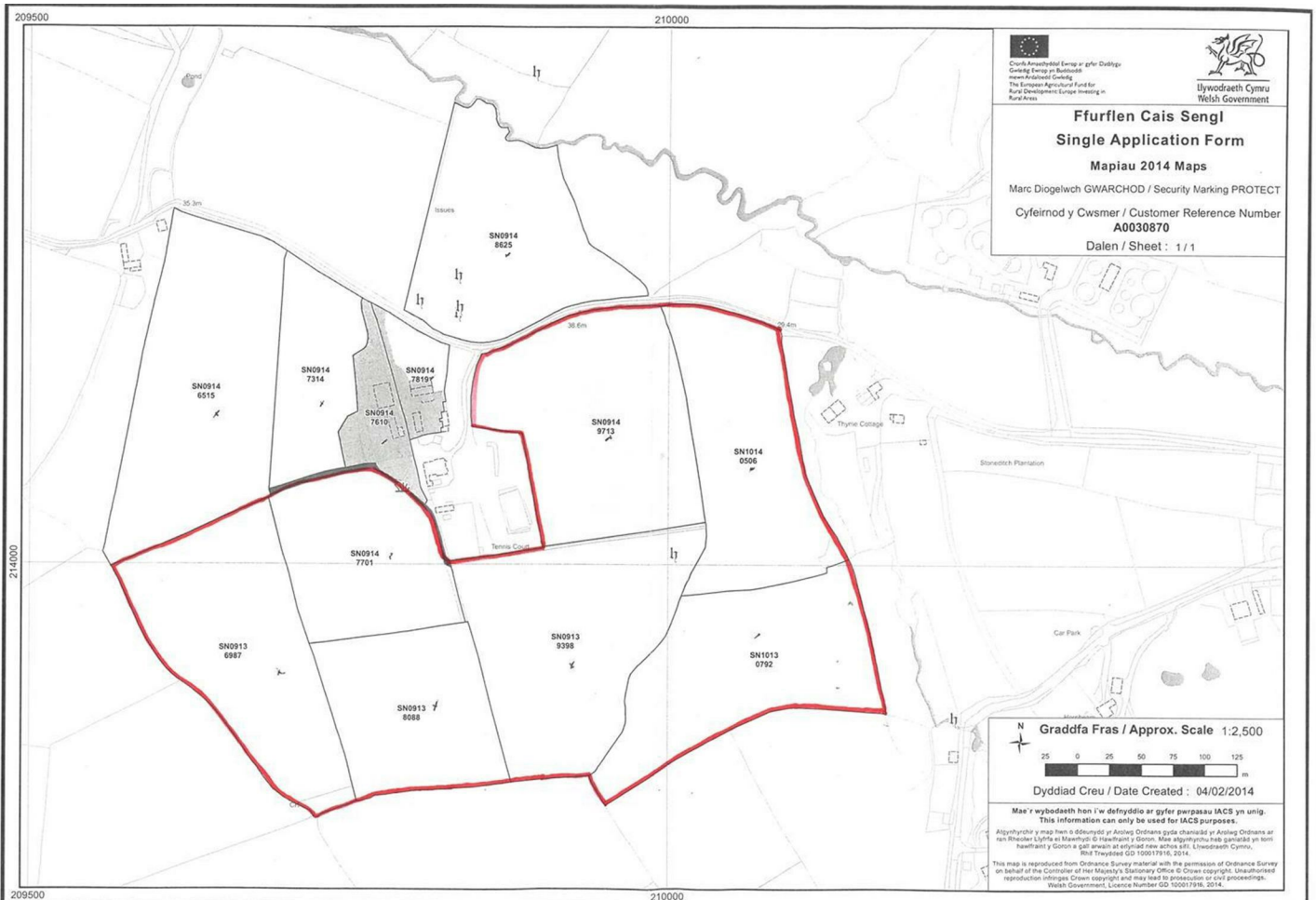
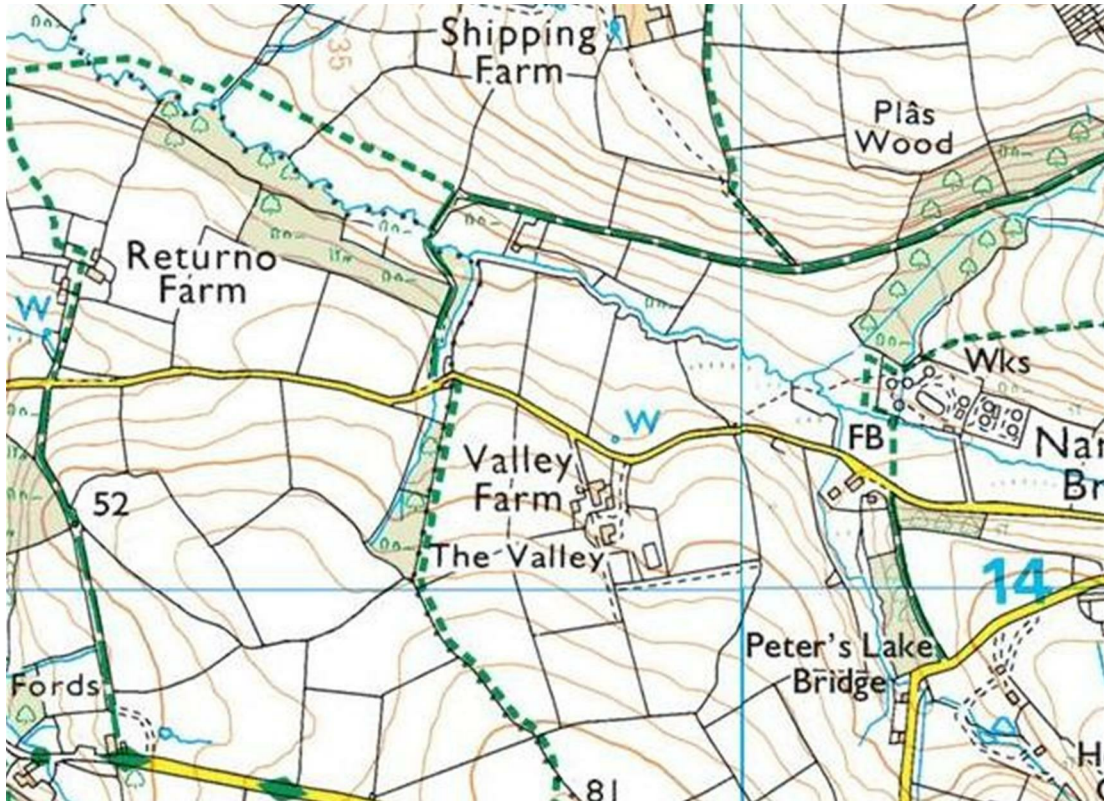
**GENERAL REMARKS:**

This is an opportunity to acquire a productive parcel of land situated within easy reach of the small town of narberth and located within a block of highly productive land.

<b>Field No:</b>	<b>Hectares:</b>	<b>Acreage:</b>
6987	2.33	5.76
7701	1.57	3.88
8088	1.57	3.88
9398	2.52	6.22
0792	2.18	5.38
0506	1.96	4.84
9713	2.47	6.10
<b>TOTAL</b>	<b>14.6</b>	<b>36.06</b>



Location Plan and Plan for Identification purposes only



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

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com