

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS

St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730 Email: mail@edwardperkins.co.uk



67.85 acres of land at Eithbed Fach, Rosebush

An unique opportunity to purchase the freehold interest of approximately 67.85 acres (27.46 hecatres) of upland grazing set in one enclosure. Located in a pleasant setting within the Pembrokeshire Coast National Park, with far reaching views of Pembrokeshire. Nevertheless, the property is conveniently located just off the B4313, approximately 1.5 miles north of Maenclochog and 1 mile east of Rosebush and benefits of roadside access.

There is a stone cottage ruin located on the land and cattle handling facilities.

Guide Price £350,000



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Land at Eithbed Fach, Rosebush

**67.85 acres of upland grazing **

Roadside access and conveniently located close to the B4313

Cattle handling facilities

Stone cottage ruin

Far reaching views of Pembrokeshire

Guide price; £350,000

SITUATION

The land lies approximately 1 mile east of Rosebush and 1.5 miles north of Maenclochog. The property benefits from direct access off an unclassified council-maintained road, close to the B4313.

DESCRIPTION

Approximately 67.85 acres of land in one enclosure. The field is generally sloping in nature, with a southern aspect. The land is approximately 310m above sea level and offers far-reaching views over Pembrokeshire. There is a public footpath running from the eastern boundary, past the stone cottage ruin and towards the northern boundary.

The land benefits from two road side access points off an unclassified council-maintained road, just off the B4313. The land benefits from livestock handling facilities, which are in a reasonable condition and considered suitable for cattle and sheep.

DIRECTIONS

From Maenclochog, head north on the B4313 towards Fishguard. Take the first right turn towards Mynachlog ddu, signposted Crymych. Continue on this road for approximately 1km and the gate (next to the cattle handling facilities) will be on the left-hand side.

ACCESS

The property has road-side access from a council-maintained road.

OS GRID REFERENCE

SN08182926

DESIGNATIONS

Located within the Pembrokeshire Coast National Park.

SERVICES

There is no water supply connected to the property.

TENURE AND POSSESSION

The property is offered freehold with vacant possession.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.

BASIC PAYMENT SCHEME ENTITLEMENTS

The Basic Payment Scheme entitlements are not included with the land.

SPORTING, MINERAL & TIMBER RIGHTS

All sporting, mineral and timber rights will be included with the freehold, as far as they are owned.

RESTRICTIVE COVENANTS

Not applicable.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.



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STATUTORY AUTHORITIES

Pembrokeshire Coast National Park, Llanion Park, Pembroke Dock, Pembrokeshire SA72 6DY.

Telephone: 01646 624800.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.

Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP

Telephone: 0300 065 3000

VIEWING ARRANGEMENTS

Strictly by appointment only with the selling agent.

VENDOR'S SELLING AGENT:

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.



SELLING AGENT COMMENTS:

Scenic location with stunning uninterrupted views, which can be enjoyed from any point on the land. Despite the peacefulness of my visit, the land is also convenient to the B4313. Walking this land was very enjoyable and pleasurable. Must be seen to be appreciated.

The land is ideal for grazing livestock for agricultural use, for amenity users or those wishing to acquire parcels of land as a long-term investment.

PLANS AND PARTICULARS:

The information and plans provided within these sale particulars have been prepared for the convenience of prospective purchasers. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these sale particulars are made without any responsibility on the part of the vendor or their appointed Selling Agent, and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these statements made and contained in these particulars.

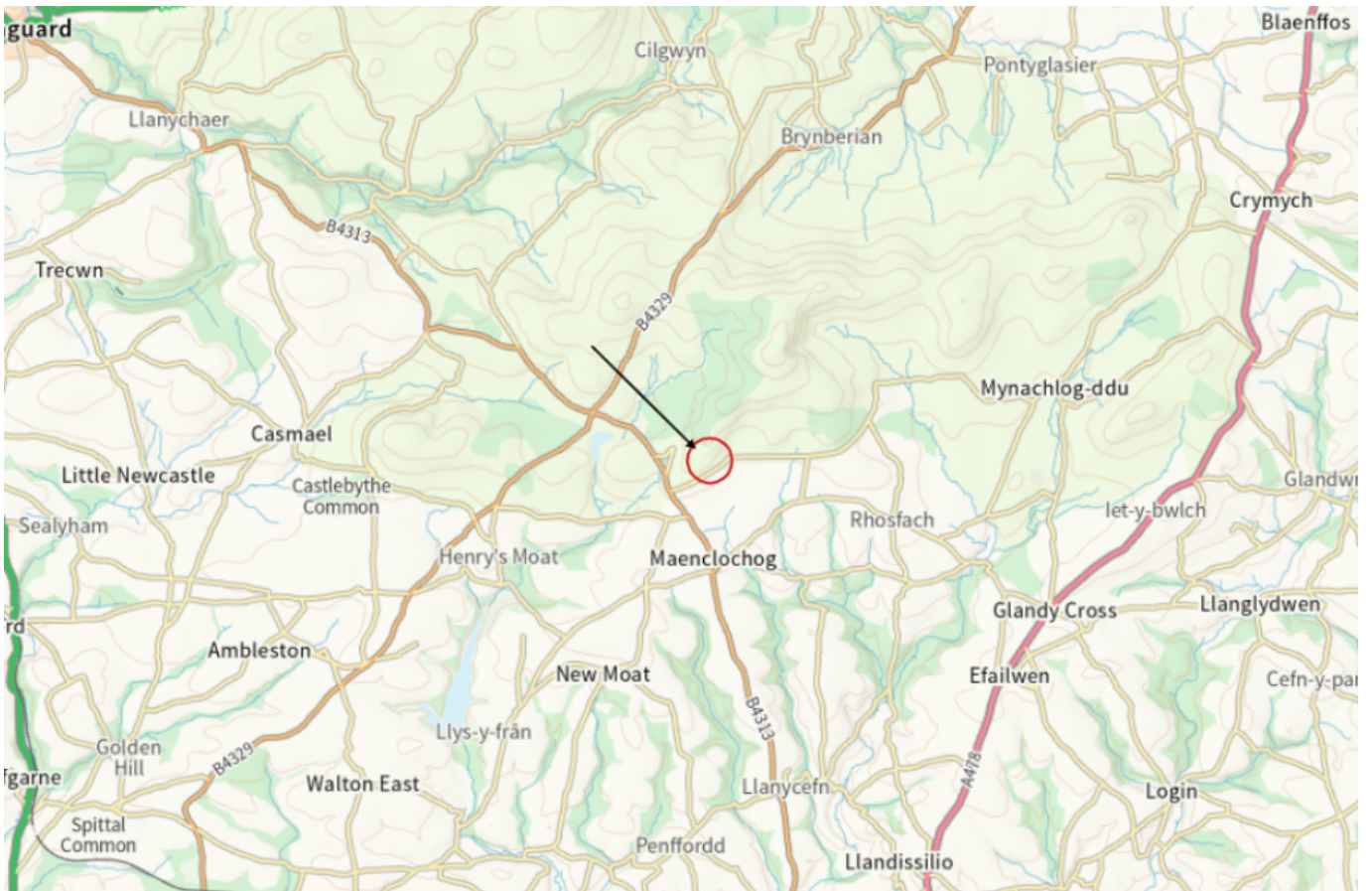
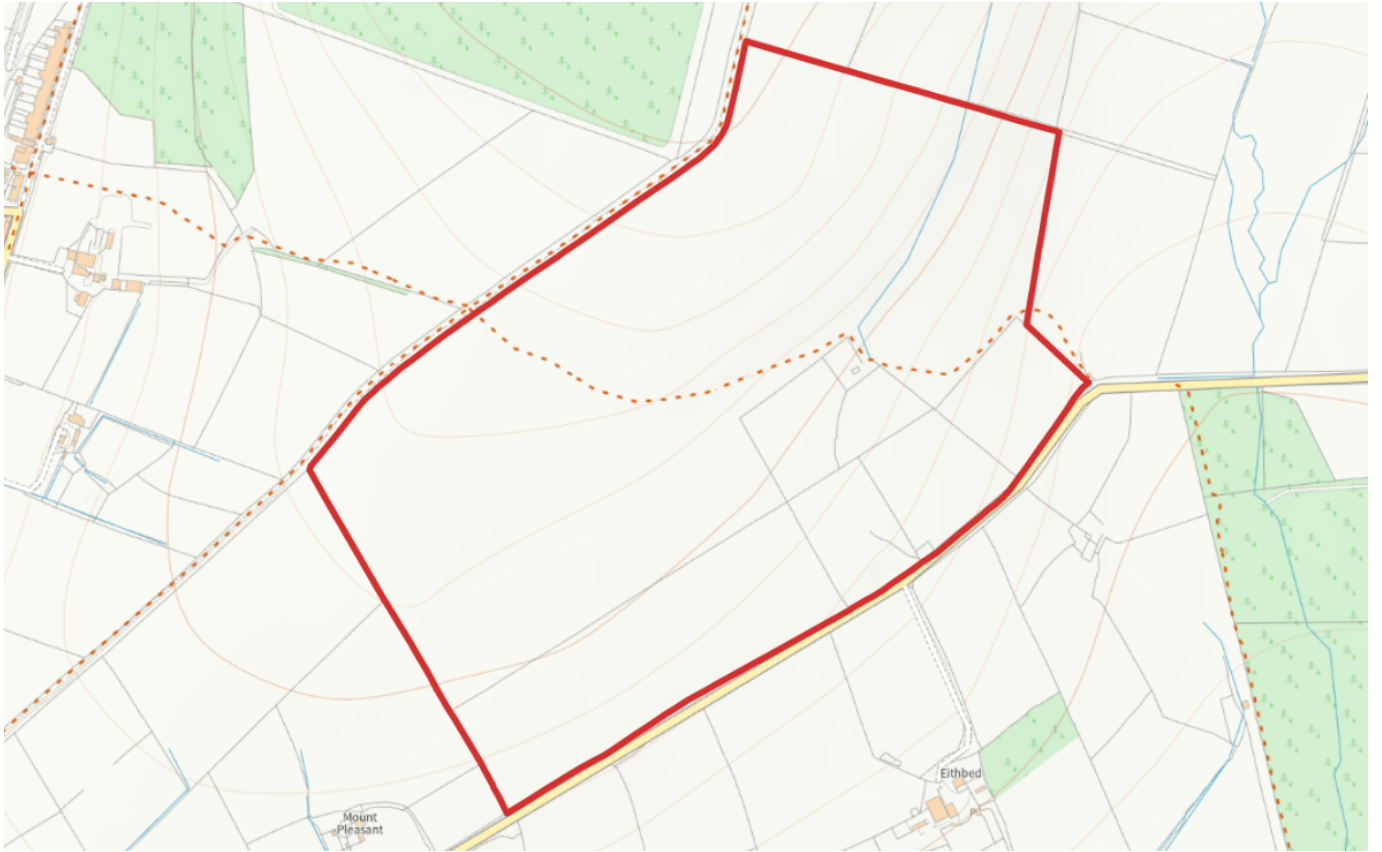
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