

25.91 acres (10.47 hectares) of Productive Agricultural Land
Agricultural Land at Giltons, Tiers Cross.



GUIDE PRICE £170,000
Available as a Whole

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

A USEFUL BLOCK OF PRODUCTIVE AND FERTILE AGRICULTURAL LAND SITUATED IN A CONVENIENT LOCATION CLOSE TO TIERS CROSS, HAVERFORDWEST, PEMBROKESHIRE.

25.91 acres of pasture land, suitable for grazing, mowing and/or arable use
Laid out in 5 conveniently sized enclosures
Generally level / gently sloping in nature.
Mostly Grade 2 land under the Agricultural Land Classification (Wales)
Good road side frontage with access onto an unclassified council road
Located just off the B4327
Boundaries in stock proof condition
Natural water supply
For sale by private treaty.

SITUATION

The land is located to the South-West of Haverfordwest and South-East of the coastal village of Broad Haven.

DIRECTIONS

From Portfield (Haverfordwest), take the B4327 Dale Road and continue for approximately 5 miles. Take a right turn at the Walwyn's Castle cross roads. Continue on the unclassified road for approximately 500 meters and the land is situated on the right hand side.

WHAT 3 WORDS

The unique combination of three words will pinpoint the property on the map
[///daffodils.impaled.enjoy](#)

DESCRIPTION - The Land

Extending in total to some 25.91 acres (10.47 hectares), the land is well fenced and gated, and benefits from good roadside access points.

The majority of the land is clean and productive, and is capable of sustaining good stocking levels. The land is laid out in 5 conveniently sized enclosures and has been well managed for agricultural use in recent years, with adequate drains. The fields are easily accessible by heavy machinery and tractors.

The land is level and gently sloping in nature, and benefits from a natural water supply.

The land is available as a whole.

SCHEDULE OF AREAS

Field Parcel	Hectares	Acres
SM8712 7468	3.81	9.42
SM8712 8863	1.62	4.00
SM8812 0164	1.40	3.47
SM8712 9153	2.07	5.13
SM8712 8345	1.57	3.89
TOTAL	10.47	25.91

TENURE AND POSSESSION

The property is offered freehold and vacant possession will be available upon completion.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

We understand there are wayleave agreements in place for the electricity poles. There is a vehicular right of passage to the land over the lane leading to Gilttons. Please refer to the deeds for the property.

BASIC PAYMENT SCHEME ENTITLEMENTS

The Basic Payment Scheme (BPS) 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.

SERVICES

The land benefits from a natural water supply.

STATUTORY AUTHORITIES

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

Welsh Government (Agriculture Department),
Picton Terrace, Carmarthen, SA31 3BT.
Telephone: 0300 062 5004

METHOD OF SALE

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

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.
Telephone: 01437 760730
Email: Isabelle @edwardperkins.co.uk

OS GRID REFERENCE

SM87701245

PLANS AND PARTICULARS:

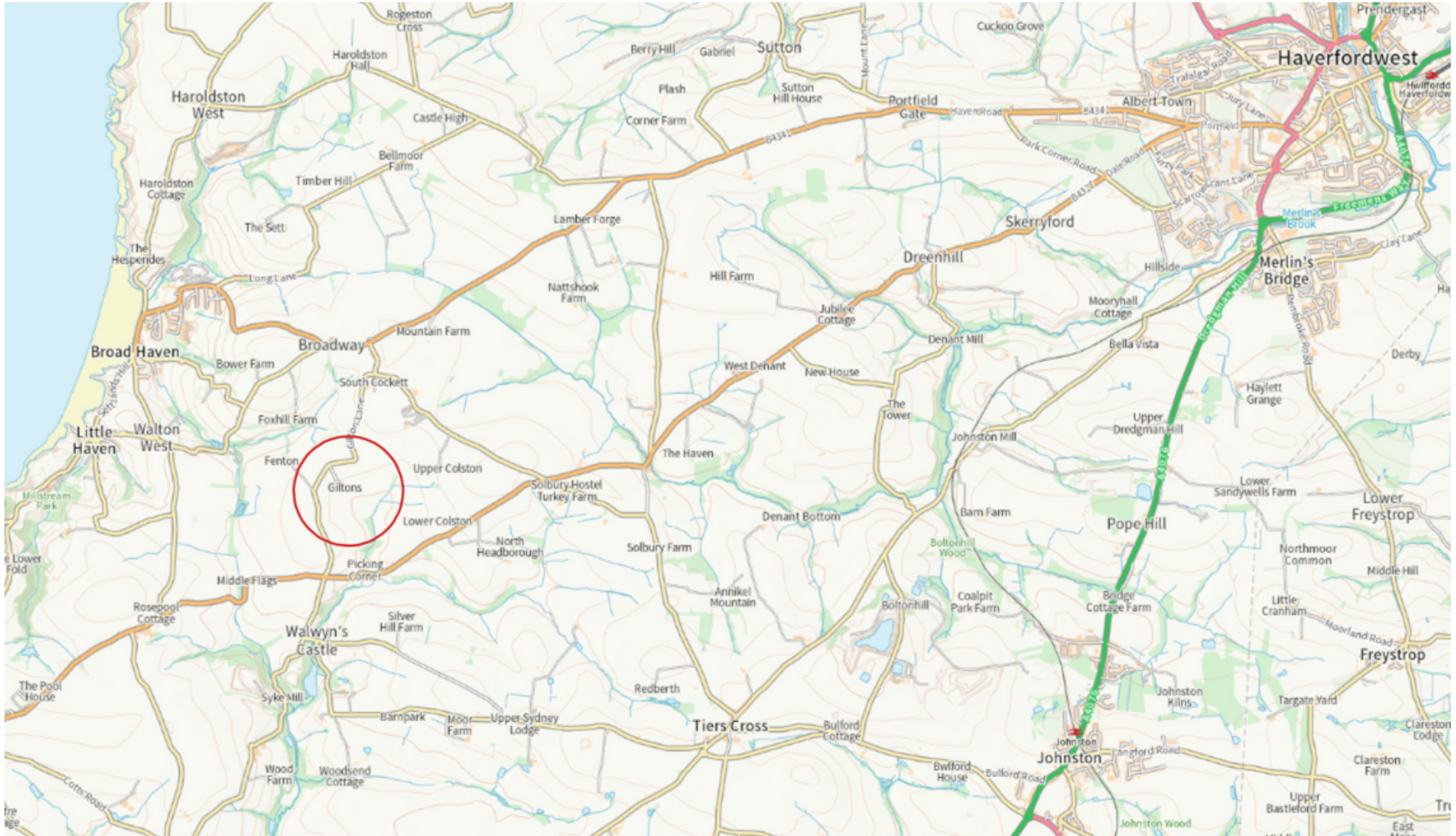
The information and plans provided within these sale particulars have been prepared for the convenience of prospective purchasers. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these sale particulars are made without any responsibility 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.

Plans are provided for identification purposes only.

Photographs were taken in March 2023.

Plan of Land





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