

# EDWARD H PERKINS

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## RURAL CHARTERED SURVEYORS

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



### **34.83 acres of land at Pen Nebo Rhosfach, Maenclochog, Pembrokeshire.**

A block of productive pasture land extending to approximately 34.83 acres (14.09 hectares). The land benefits from roadside access onto an unclassified road. Conveniently located in the area of Rhosfach and approximately 2 miles from Maenclochog.

# Land at Pen Nebo, Rhosfach, Maenclochog

**\*\*34.83 acres of pasture\*\***

**\*\*Suitable for silage and livestock grazing \*\***

**\*\*Roadside access\*\***

**\*\*Conveniently located close to Maenclochog\*\***

## SITUATION

Located in North Pembrokeshire, the land lies close to the settlement of Rhosfach and 2 miles east of Maenclochog. Further amenities are available in the nearby larger towns of Narberth and Haverfordwest.

The property benefits from direct access off an unclassified council-maintained road.

## DESCRIPTION

Pen Nebo land comprises approximately 34.83 acres of land. The southern section of the land is suitable for silage purposes with the northern section being more sloping in nature is suitable for livestock grazing. The fields have a southern aspect. The land benefits from a road side access point, off an unclassified council-maintained road.

The land is considered suitable for agricultural uses and comprises a useful block of accommodation land.

## DIRECTIONS

From the Penblewin roundabout on the A40 near Narberth, head north onto the A478 towards Clynderwen, signposted Cardigan. Continue for approximately 1 mile and before the village of Clynderwen, take a left hand turn signposted Maenclochog. Continue on the B4313 to Maenclochog and turn right at the cross roads, in the centre of the village. The land is approximately 2 miles along this road on the left hand side, where a for sale board is located.

## OS GRID REFERENCE

SN11092851

## WHAT 3 WORDS

These three words are unique to a metre square at the land;

///nightlife.adults.evolution

## SERVICES

It is understood that there is no current mains water supply available but a connection may be available in the highway.

## 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. There is a public right of way crossing the land.

## BASIC PAYMENT SCHEME ENTITLEMENTS

Not included in the sale.

## 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.

## DESIGNATIONS

Not applicable

## METHOD OF SALE

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

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**STATUTORY AUTHORITIES**

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

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.

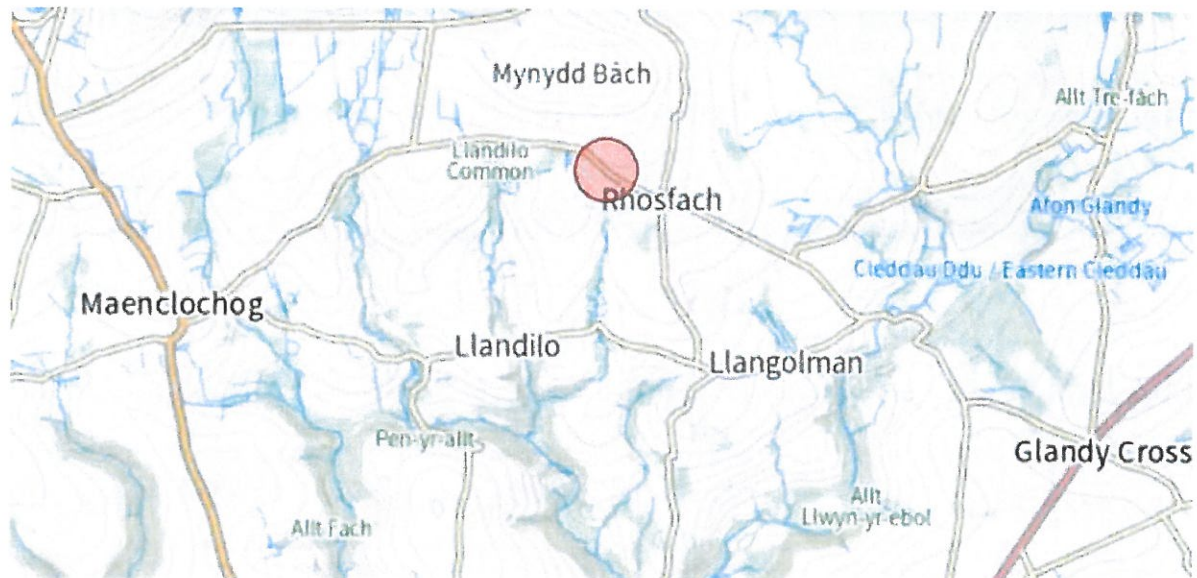
**VENDOR'S SELLING AGENT:**

Edward H Perkins Rural Chartered Surveyors,  
St John House, Salutation Square, Haverfordwest,  
Pembrokeshire, SA61 2LG.  
Telephone: 01437 760730  
Email: mail@edwardperkins.co.uk

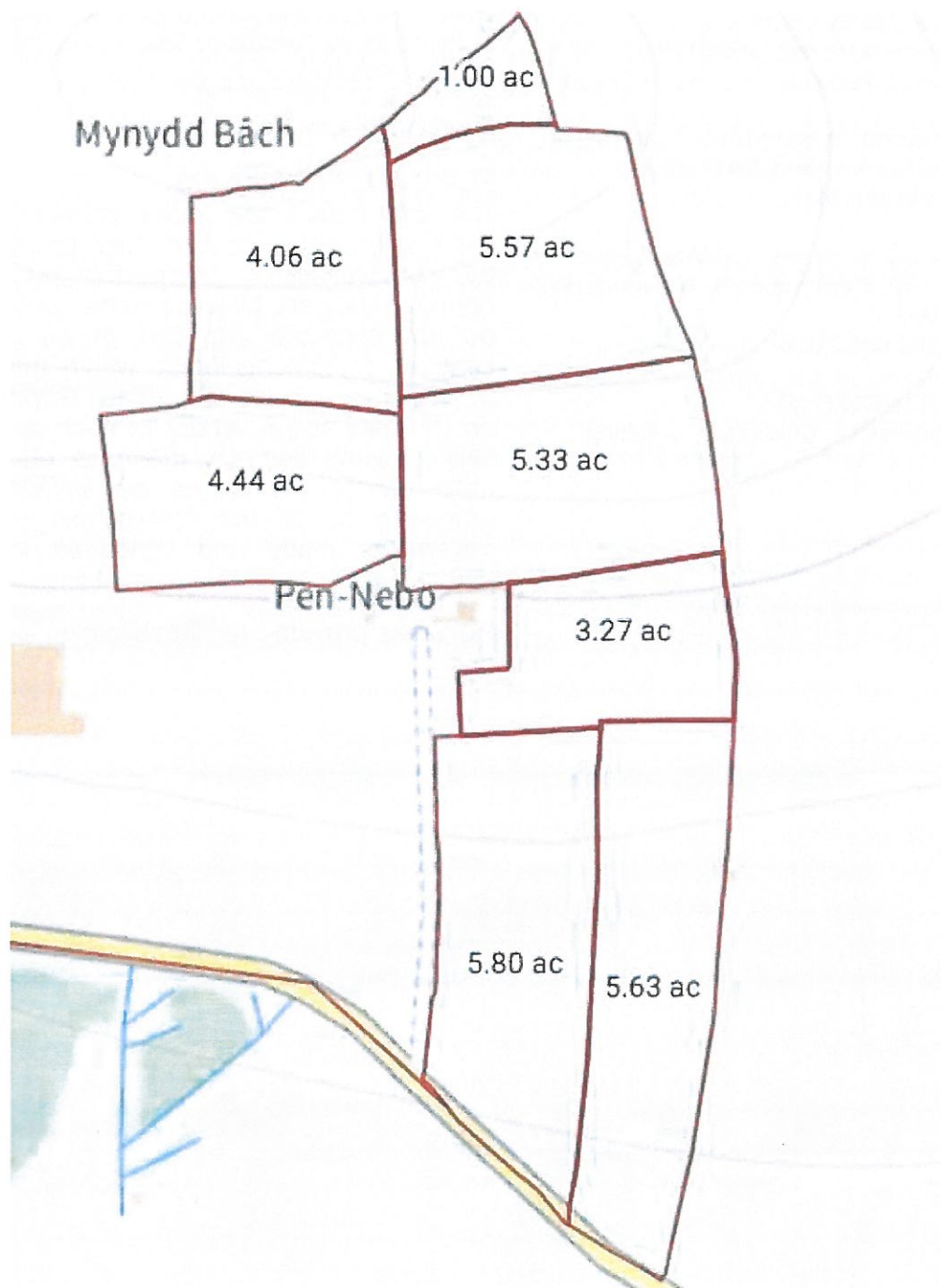
**PLANS AND PARTICULARS:**

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.



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