

4.48 ACRES OF LAND AT RHOSYCAERAU
St Nicholas, Goodwick, SA64 0LB



GUIDE PRICE £45,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

4.48 Acres of Land at Rhosycaerau, St Nicholas, Goodwick, SA64 0LB

AN ATTRACTIVE PARCEL OF LAND, LAID TO PASTURE SET IN TWO ENCLOSURES EXTENDING TO
4.48 ACRES (1.81 HECTARES) WITH ROADSIDE ACCESS



- *Approximately 4.48 acres of productive land*
- *Split into 2 conveniently sized enclosures*
- *Laid to clean pasture*
- *Suitable for Grazing, Mowing and Amenity purposes*
- *Roadside Access*
- *GUIDE PRICE £45,000*



SITUATION

The land being offered for sale is situated in Rhosycaerau in North Pembrokeshire, located approximately 3 miles west of the town of Goodwick, and 2.5 miles north east of the village of St Nicholas.

PROPERTY DESCRIPTION

The agricultural land at Rhosycaerau extends in all to 4.48 acres (1.81 hectares) and is split into two parcels. The land is laid to clean pasture and the parcels are therefore suitable for both livestock grazing, silage and amenity purposes.

The land is generally level and slightly sloping in nature. The land is boarded by mature hedge rows which are in a reasonable condition and considered stock proof. The land benefits from roadside access off an unclassified road council maintained road.

The land has been well maintained and is in a good state of repair. The land does not benefit from a water supply

DIRECTIONS

From Goodwick, head north west up Station Hill for 0.1 miles and continue up Goodwick Hill, passing through Stop and Call and follow the road left at Min Y Rhos. Follow this road for 1 mile and turn left up Rhosycaerau road. Follow the Rhosycaerau road for 0.6 miles and the land will be located on the right hand side of the road. A 'For Sale' board is erected at the land.

OS GRID REFERENCE

SN11058186

WHAT 3 WORDS - ///Fishery.beanbag.dignify

The property is edged red for identification purposes on the enclosed plan.



SPORTING, MINERAL & TIMBER RIGHTS

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

NATIONAL RESOURCES WALES

From the National Resources Wales Flood maps we understand that the land is not susceptible to flooding.

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61
Telephone: 0300 062 5004.

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



METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING ARRANGEMENTS

Strictly by appointment 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

If you have any enquiry regarding the property, please ask to speak to Isabelle Davies.

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.

Agents Note:

In accordance with the Estate Agents Act 1979, we must inform that the vendor of this property has a family connection with the firm of Edward H Perkins Rural Chartered Surveyors.

AGRI-ENVIRONMENT SCHEMES

The land is not entered into any Agri-environmental schemes and there is no apparent environmental factors affecting the land but has been used for BPS purposes in the past.

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 ENTITLEMENTS:

Basic Payment Entitlements are not included within the sale.

PLAN OF LAND



LOCATION PLAN



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

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



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

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



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

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS