

# 19.33 ACRES OF LAND AT HENDRE FARM

## St Davids, SA62 6BY



GUIDE PRICE £155,000

EDWARD H PERKINS  
RURAL CHARTERED SURVEYORS

# 19.33 Acres of Land at Hendre Farm, St Davids, SA62 6BY

AN ATTRACTIVE PARCEL OF LAND, LAID TO PASTURE SET IN THREE ENCLOSURES EXTENDING TO  
19.33 ACRES (7.82 HECTARES) WITH ROADSIDE ACCESS



- \*19.33 acres of agricultural land\*
- \*10.34 acres of clean pasture with a further 8.99 acres of rough/wetter pasture land\*
- \*Split into 3 conveniently sized enclosures\*
- \*Laid to clean pasture\*
- \*Suitable for grazing, mowing and amenity purposes\*
- \*Roadside access\*
- \*GUIDE PRICE £155,000\***



## SITUATION

The land being offered for sale is situated at Hendre Farm, St Davids which lies along the A487 approximately 2 miles east of the Cathedral town of St Davids and approximately 3 miles west of the village of Croesgoch.

## PROPERTY DESCRIPTION

The agricultural land at Hendre Farm extends in all to 19.33 acres (7.82 hectares) of which 10.34 acres is considered clean agricultural land with a further 8.99 acres of wetter pasture. The land is generally level and laid to clean pasture and is boarded by mature hedge rows which are in a reasonable condition. The land is fenced in places, however could not be guaranteed to be stock proof. The parcels are therefore suitable for both livestock grazing, silage and amenity purposes.

The land benefits from roadside access via the main A487 with a gateway onto the layby. The land has been well maintained and is in a good state of repair.

## DIRECTIONS

From St Davids, head north east on the main A487 for approximately 2 miles and the land will be located on the left hand side of the road adjacent to the large layby. A 'For Sale' board is erected at the land.

## OS GRID REFERENCE

SM78822741

## WHAT 3 WORDS - ///darling.broth.scatter

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



### **EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:**

Please refer to the deeds for the property.

### **BASIC PAYMENT ENTITLEMENTS:**

Not included within the sale.

### **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 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

### **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](mailto: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.



### **SERVICES**

The land is crossed by a mains water supply (as shown on attached plan). This water supply is the main supply to Hendre Farmhouse. It will be the purchasers responsibility to obtain a water connection if needed and an easement for its use will be drafted into the sale.

### **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. The land is currently subject to an annual licence and therefore vacant possession of the land will be available on the 30th September 2024.

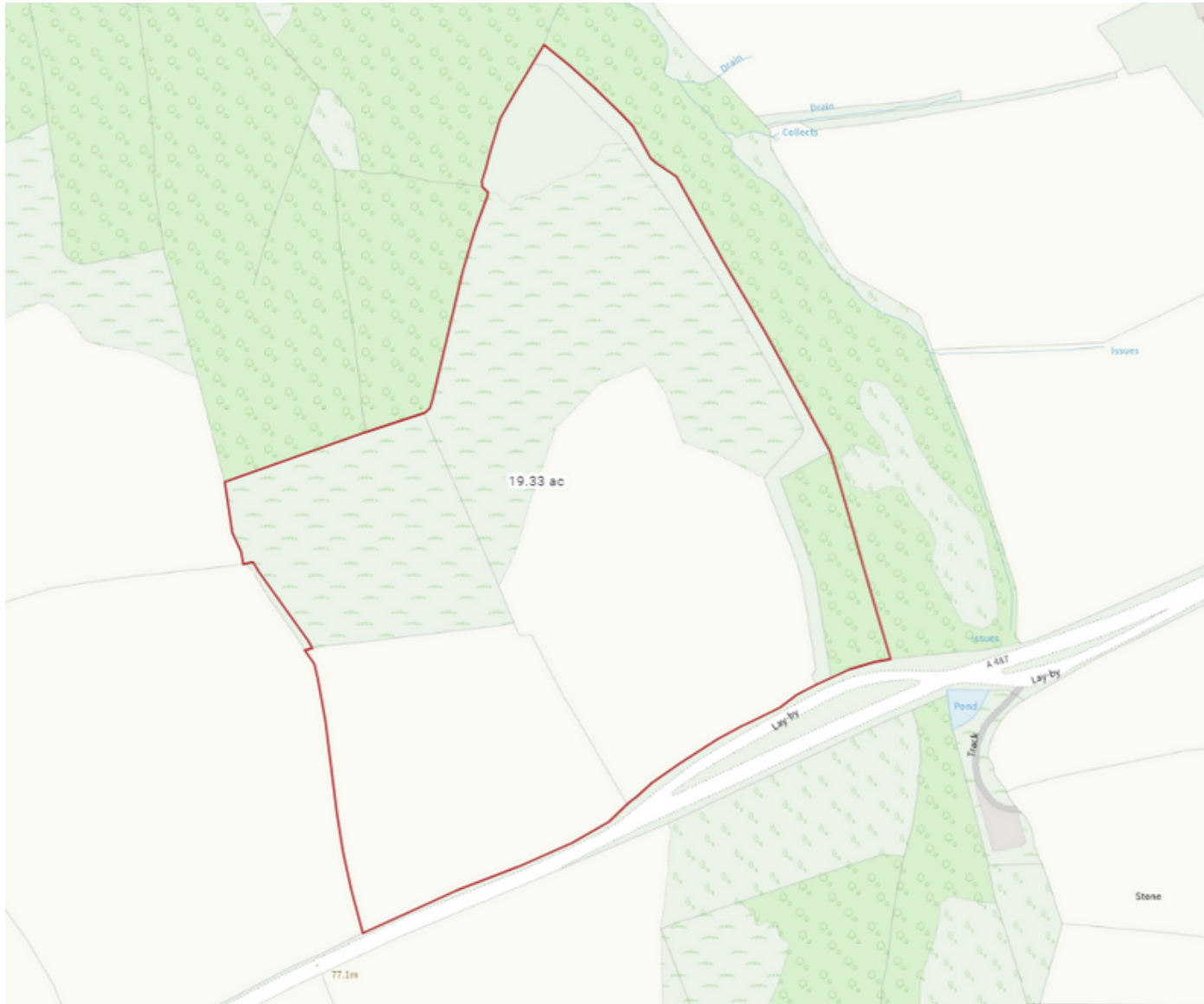
St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG

Tel: 01437 760 730

Email: [mail@edwardperkins.co.uk](mailto:mail@edwardperkins.co.uk)

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# PLAN OF LAND



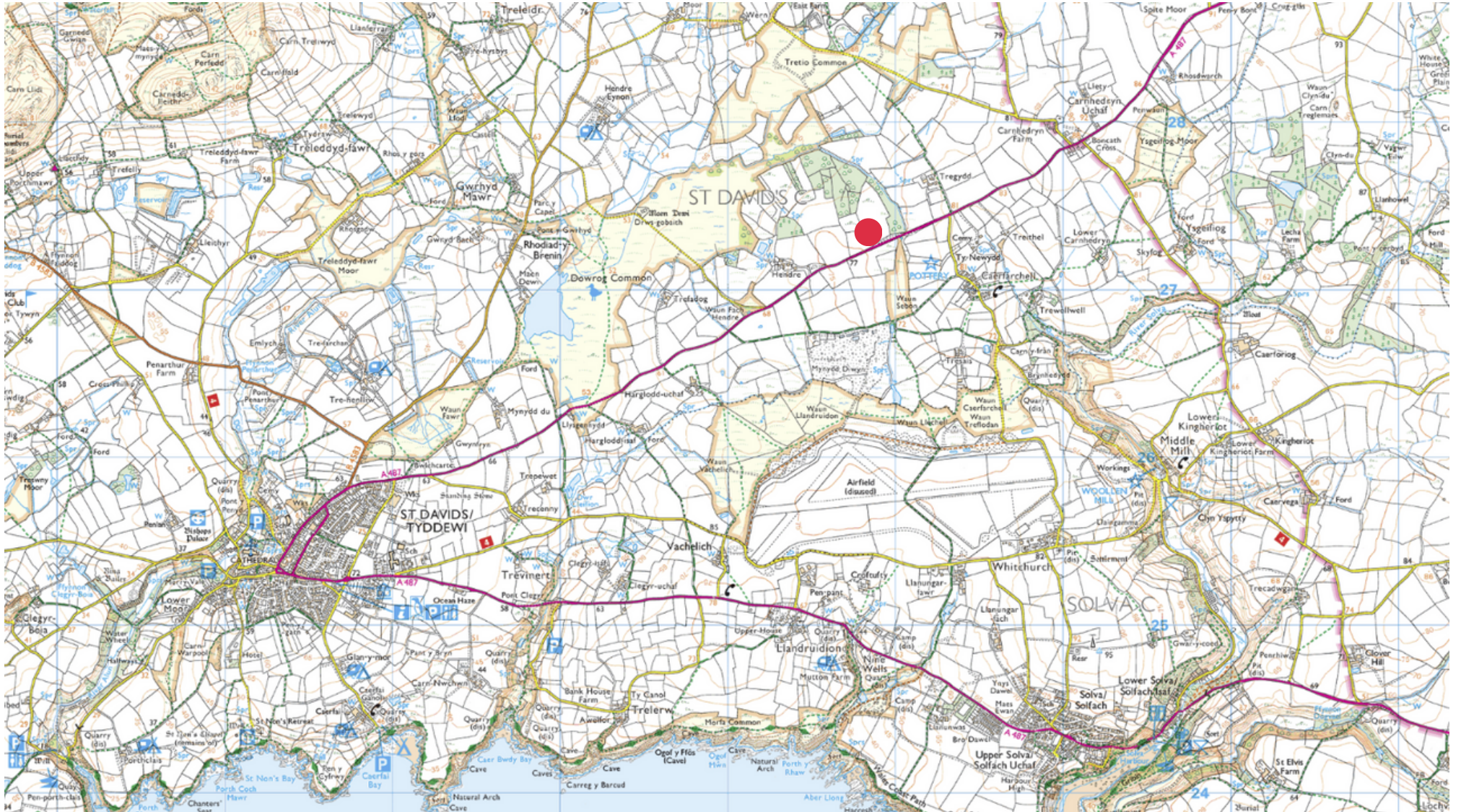
## PLAN OF LAND SHOWING ROUTE OF WATER MAINS



— Land for sale bordered Red

— • — Water Main

# LOCATION PLAN



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

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