

2.77 acres of pasture land at  
Land on Clay Lane, Haverfordwest, Pembrokeshire.



GUIDE PRICE - £37,000

EDWARD H PERKINS  
RURAL CHARTERED SURVEYORS

## LAND AT CLAY LANE, HAVERFORDWEST, PEMBROKESHIRE.

### AN ATTRACTIVE PARCEL OF LAND, LAID TO PASTURE EXTENDING TO 2.77 ACRES (1.12 HECTARES), IN CLOSE PROXIMITY TO THE MARKET TOWN OF HAVERFORDWEST

Well-fenced for livestock

Road-side access off Clay Lane, an unclassified council road

Generally level and slightly sloping

Fertile agricultural land

#### SITUATION

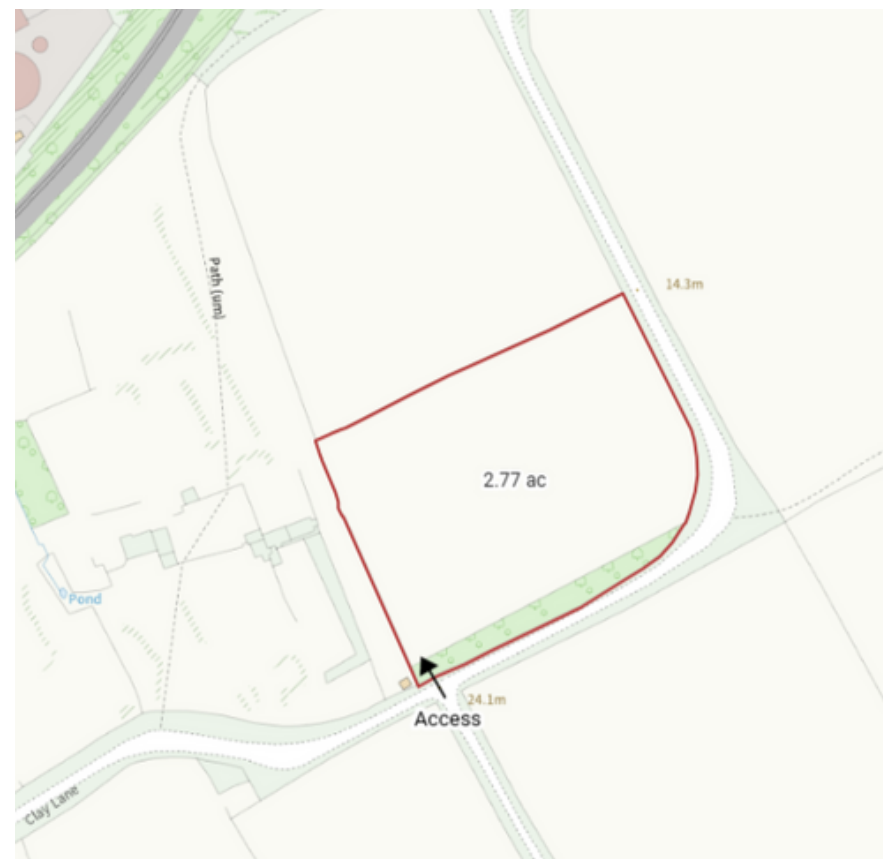
Clay Lane is situated in a quiet location on the southern edge of the market town of Haverfordwest, in close proximity to the Western Cleddau Estuary. Haverfordwest is the county town of Pembrokeshire and is a popular administrative town, which benefits from a range of amenities including schools, Withybush hospital, range of shops and national railway services. The A40 provides quick access to the town of Carmarthen (about 33 miles to the east) with the A48 M4 link road provides quick access to south Wales (Swansea about 59 miles and Cardiff about 102 miles).

#### DESCRIPTION

Land at Clay Lane offers a useful block of agricultural land, suitable for equestrian and livestock use, small holding use or as an addition to an existing farm holding. The land is generally level and slightly sloping with hedgerow/tree boundaries, considered suitable for livestock. The land is currently laid to pasture. The land extends to 2.77 acres and benefits from its own roadside access

#### DIRECTIONS

From Salutation Square in Haverfordwest, head west towards town center, via Picton Place. After crossing the bridge over the Cleddau, turn left onto Quay Street. Continue on Quay Street and up Union Hill. At the top of the hill turn left onto Clay Lane. Continue for approximately 500m. The field access is located on the right hand side of the road, at the south-east corner of the land, opposite the T-junction.



### TENURE AND POSSESSION

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

### EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

Please refer to the deeds for the property.

### BASIC PAYMENT SCHEME ENTITLEMENTS

Not included.

### SPORTING, MINERAL & TIMBER RIGHTS

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

### ACCESS

The property has road-side access to Clay Lane, a council-maintained road.

### RESTRICTIVE COVENANTS

Not applicable.

### SERVICES

There is no mains water connection.

### 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

Please contact 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

### METHOD OF SALE

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

### OS GRID REFERENCE

SM95861461

### WHAT 3 WORDS

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

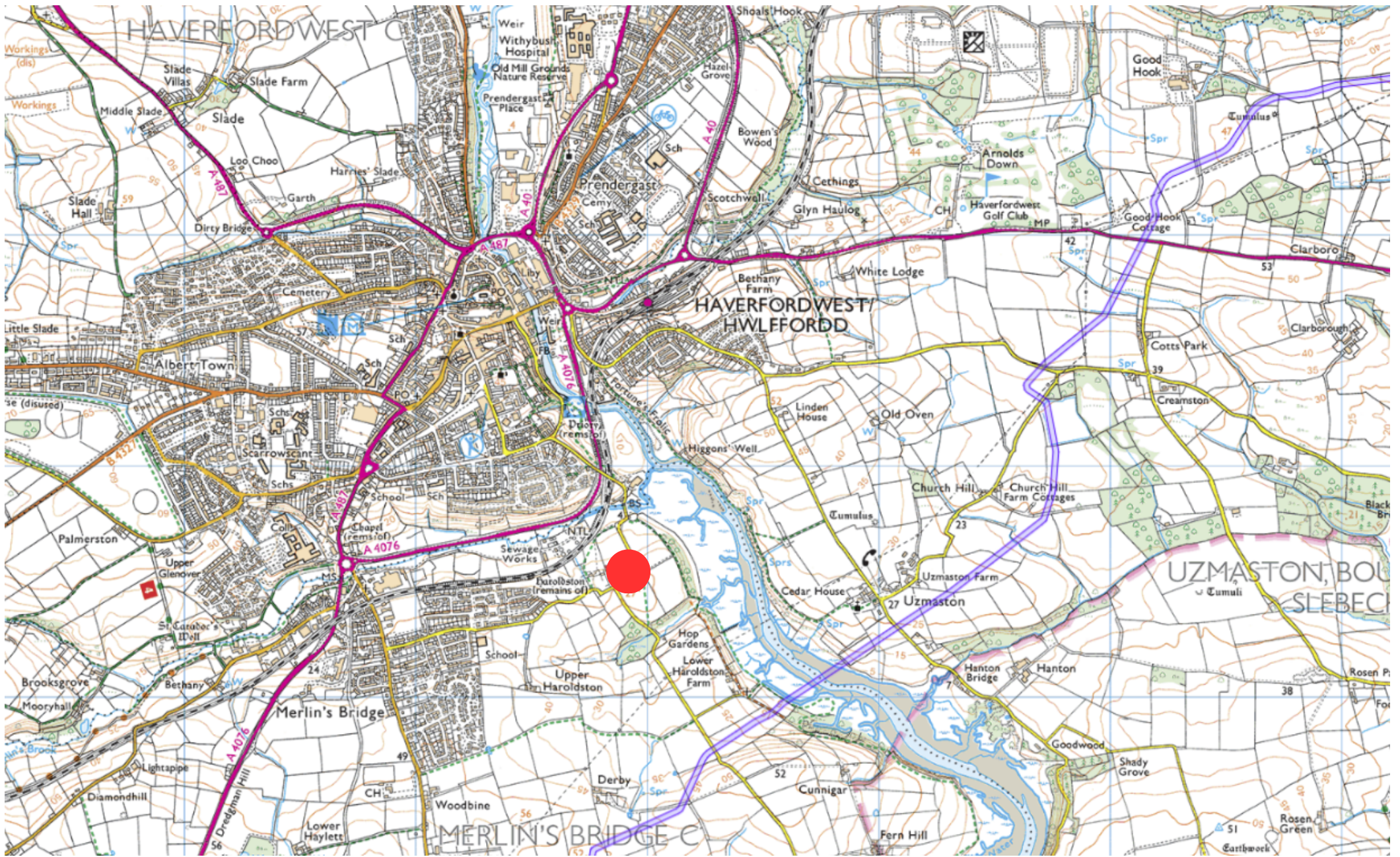
///analogy.elbow.longer

### 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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