

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS

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



68.17 acres of land at Pont y Cerbid Fields, Llanhowell, Haverfordwest, Pembrokeshire.

A block of versatile and productive agricultural land extending to approximately 68.17 acres (27.59 hectares) as a whole. The effective area currently laid to pasture amounts to 55.05 acres with a further 12.07 acres of woodland. The land benefits from roadside access onto an unclassified road and a stone access track around the northern boundary.

Offers in excess of £640,000



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68.17 acres of land at Pont y Cerbid Fields, Llanhowell Haverfordwest, Pembrokeshire.

**55.05 acres of agricultural land suitable for a variety of
arable cropping or silage purposes **

Roadside access **12.07 acres of native Woodland**

Conveniently located close to Solva and St Davids

****Offers in excess of £640,000****

SITUATION

Located in north west Pembrokeshire, the land lies close to the area known as Cerbid, (SA62 6YE), 4 miles to the north of Solva and 6 miles to the east of St Davids. Further amenities are available in the nearby larger town of Haverfordwest. The land enjoys a south facing aspect in an area of early grass growth with well drained soils. The property benefits from direct access off an unclassified council-maintained road with a substantial gate way access and turning area.

DESCRIPTION

Pont y Cerbid fields comprises approximately 68.17 acres of land as a whole. Along the northern boundary, the stone track gives access to 3 large fields (currently laid to pasture and used for silage). Each parcel has access to natural water supplies. The land is generally flat and is versatile in nature being suitable for silage or arable cultivations. The fields have a southern aspect. The land benefits from a road side access point, off an unclassified council-maintained road.

There is an agricultural building located in the centre of the parcel. The building provides a foot print for possible reinstatement with a more modern structure, (STP).

Pont y Cerbid fields represent an opportunity to acquire an excellent block of accommodation land.

DIRECTIONS

From St Davids, take the A487 towards Fishguard. After approximately 4.5 miles, take a right turn, sign posted Llanhowell Church. Follow this road for approximately 1 mile, (passing Llanhowell Church and travelling over Pont Cerbid) and the land on the left hand side, where a for sale board is located.

OS GRID REFERENCE

SM82222674

WHAT 3 WORDS

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SERVICES

There are natural water sources on the northern and southern boundaries of the property. 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. Particularly rights in favour of NRW and fencing covenants. Copy of the registered title is available by request.

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
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Plans are provided for identification purposes
only.



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