

24.98 Acres of land at Ratford Bridge,
Dale Road, Haverfordwest.



GUIDE PRICE £200,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

A USEFUL BLOCK OF AGRICULTURAL LAND SUITABLE FOR GRAZING, MOWING OR ARABLE USE WITH GOOD ROADSIDE ACCESS AND SITUATED APPROXIMATELY 4 MILES FROM THE MARKET TOWN OF HAVERFORDWEST



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- * 24.98 acres of productive land*
 - *Approximately 8.72 acres to be re-seeded to grass by the vendor*
 - *Suitable for grazing, silage and arable purposes*
 - *Road side access off the B4327*

GUIDE PRICE £200,000



SITUATION

The land being offered for sale is situated in the open countryside, on the Dale road, just above Ratford Bridge, approximately 4 miles south west from Haverfordwest.

PROPERTY DESCRIPTION

The Land at Ratford Bridge extends in all to 24.98 acres (10.11 hectares) and is laid out in three enclosures. Two parcels are laid to pasture with approximately 8.72 acres having been recently ploughed following a potato crop which the vendor shall be re-seeding back to Grass. There is also a small wooded area along the stream boundary with a pond. All the land is suitable for livestock grazing, silage and arable purposes. The land is relatively flat in nature with some areas slightly sloping and a southern aspect and bordered by mature hedgerows.

The land benefits direct roadside access, with a short hardcore track leading through the field parcels . Boundaries appear to be stock proof.

DIRECTIONS

From Haverfordwest, take the B4327 (Dale Road) for approximately 4 miles, towards Ratford Bridge. The land is located on the left hand side of the road. A for sale sign has been placed at the entrance for reference.

OS GRID REFERENCE

SM90141284

WHAT 3 WORDS - ///gagging.incurs.juicy

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

AGRI-ENVIRONMENT SCHEMES

The land is not entered into any Agri-environmental schemes and there are no apparent environmental factors affecting the land.

TENURE AND POSSESSION

The property is offered freehold with vacant possession available upon completion.

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.



Photo of Access From B4327

SERVICES

The land benefits from several open land ditches providing a natural water supply. There is no mains water supply.

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

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

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.

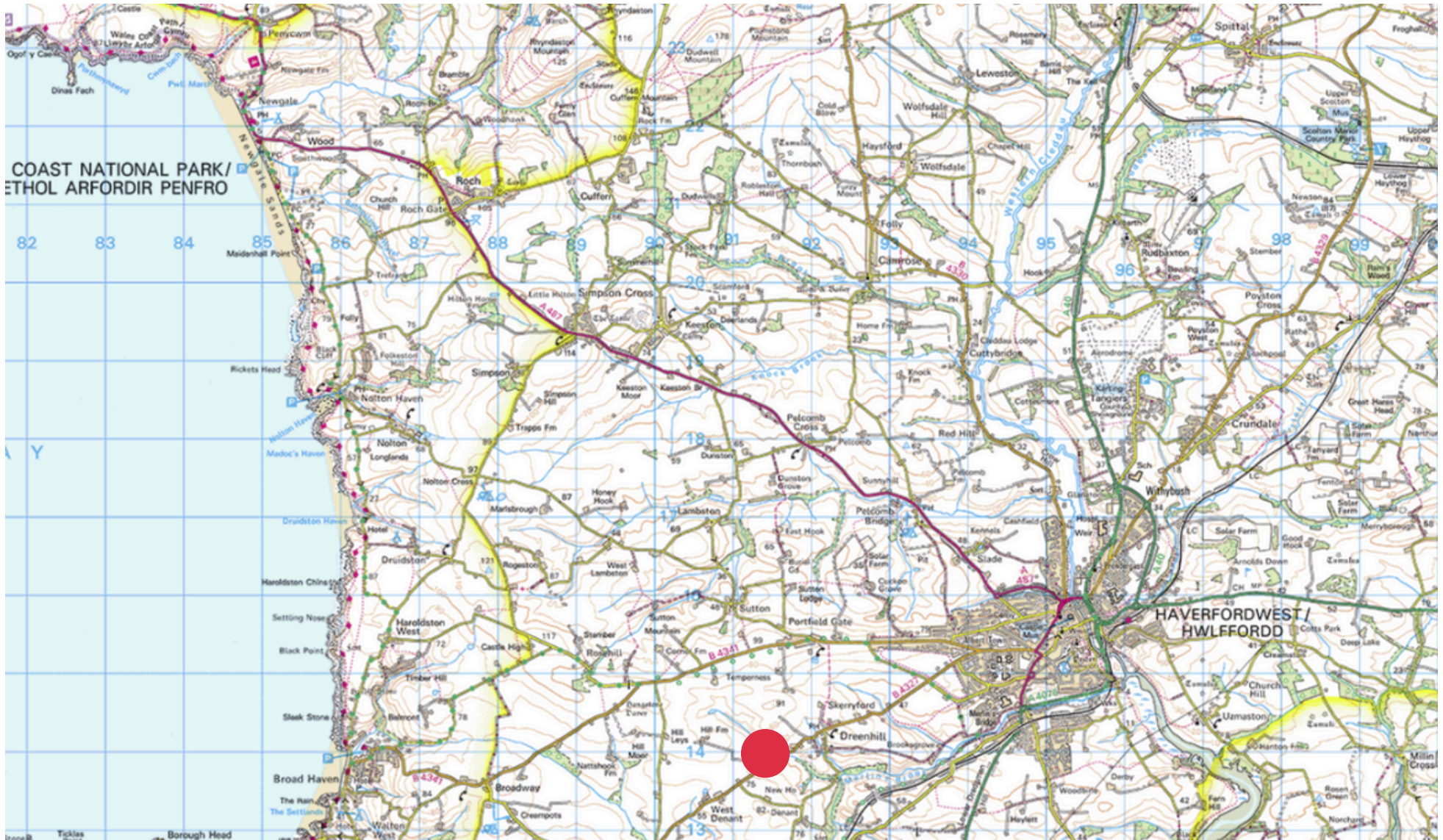
Plans are provided for identification purposes only.

PLAN OF LAND



Plan	Field Name	acres	Hectares	Description
1	South Triangle	8.73	3.53	ploughed will be re-seeded to grass
2	Dog Leg	5.65	2.29	pasture
3	Springwood	8.95	3.62	pasture
4	Springwood Woodland	1.61	0.65	woodland

LOCATION PLAN



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

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