

# EDWARD H PERKINS

## RURAL CHARTERED SURVEYORS

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

Tel: 01437 760 730 Email: mail@edwardperkins.co.uk



### **13.46 acres of land at Brynberian, Crymych, Pembrokeshire, SA41 3UB.**

Two parcels of good quality pasture land extending to approximately 13.46 acres (5.45 hectares). The land benefits from roadside access onto an unclassified road. Conveniently located just outside the village of Brynberian and approximately 3 miles from Eglwswrw and 4 miles from Newport Pembrokeshire.

**Guide Price £135,000**

# Land at Brynberian, Crymych, Pembrokeshire.

**\*\*13.46 acres of pasture\*\***

**\*\*Set in two enclosures\*\***

**\*\*Suitable for grazing livestock, conservation and amenity purposes\*\***

**\*\*Roadside access\*\***

**\*\*Securely fenced and strong weed control\*\***

**\*\*Sympathetically managed to Organic principles\*\***

**\*\*Guide price; £135,000\*\***

## SITUATION

Located in North Pembrokeshire, the land lies approximately 1.5 miles North of Brynberian, 3 miles from Eglwysrwr and 4 miles from Newport Pembrokeshire. Further amenities are available in the nearby larger towns of Cardigan and Haverfordwest.

The property benefits from direct access off an unclassified council-maintained road via a field gate.

## DESCRIPTION

The subject land 13.46 acres of land in two enclosures. The land has been carefully managed over many years. The land has a good quality varied grass sward which has not been subject to artificial fertilizer or chemical treatment. The fields are generally sloping in nature, with a Eastern aspect. The land benefits from a road side access point, through 12ft gateways in two locations, off an unclassified council-maintained road. Boundaries are in a good condition and considered suitable for livestock.

The land is considered suitable for livestock grazing, conservation purposes and / or amenity purposes. The two parcels are independently securely fenced with a gate between, so can be used separately.

## DIRECTIONS

Access from the B4329 Haverfordwest to Cardigan road. From the B4329, take the turning into the village of Brynberian. Follow the minor district road through the village. Just as you reach the Brynberian village hall, take a right hand turn, follow this road which has a significant left hand bend. The land is approximately 1 mile from this left hand bend on the right hand side.

## OS GRID REFERENCE

SN10375939

## WHAT 3 WORDS

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## SERVICES

There are no current water supplies but the water main is located in the adjoining 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. There are no public rights of access affecting the land.

## BASIC PAYMENT SCHEME ENTITLEMENTS

Available by separate negotiation.

## 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

The property is located within the Pembrokeshire Coast National Park.

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## METHOD OF SALE

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

## 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.**

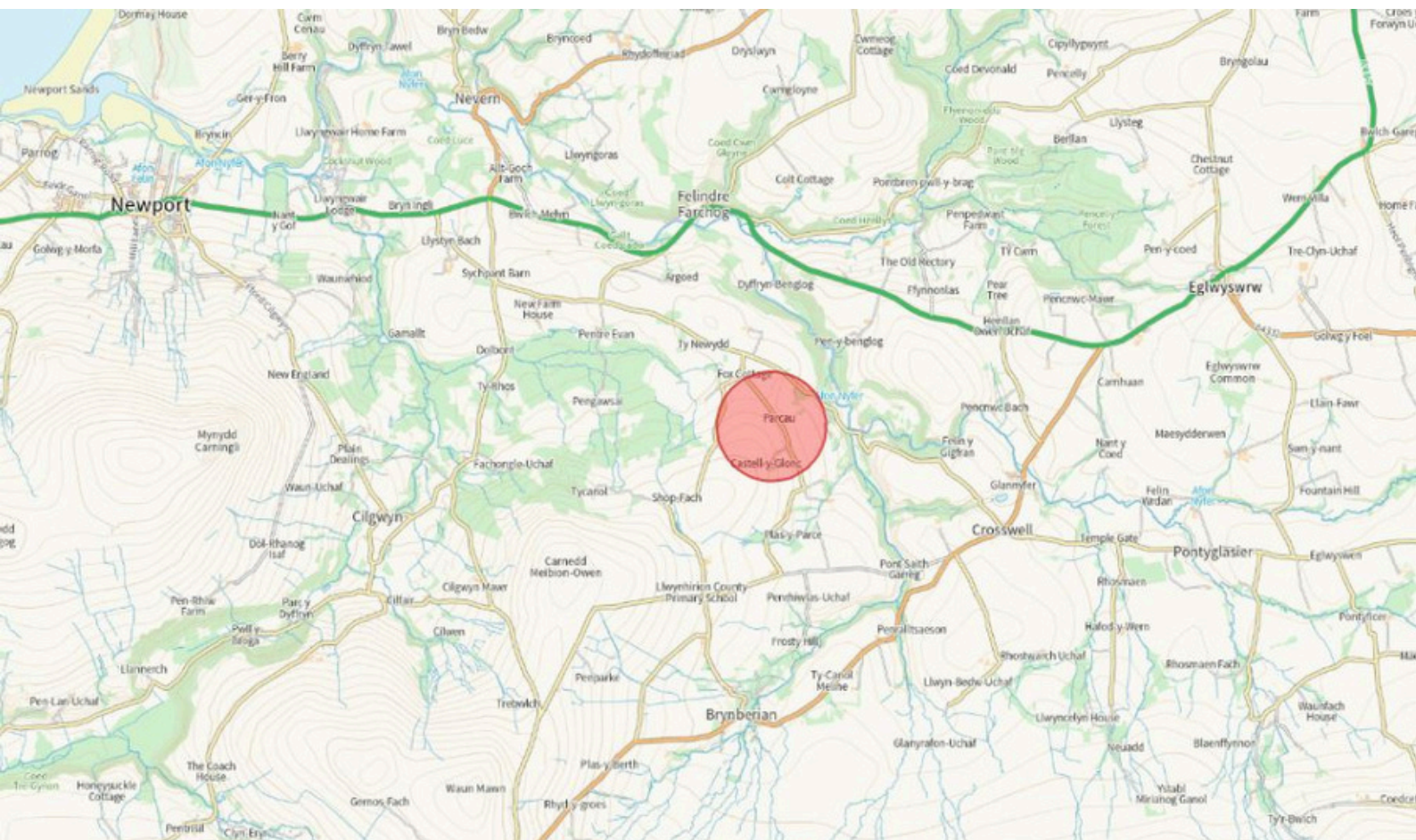
## VENDOR'S SELLING AGENT:

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 particulars.

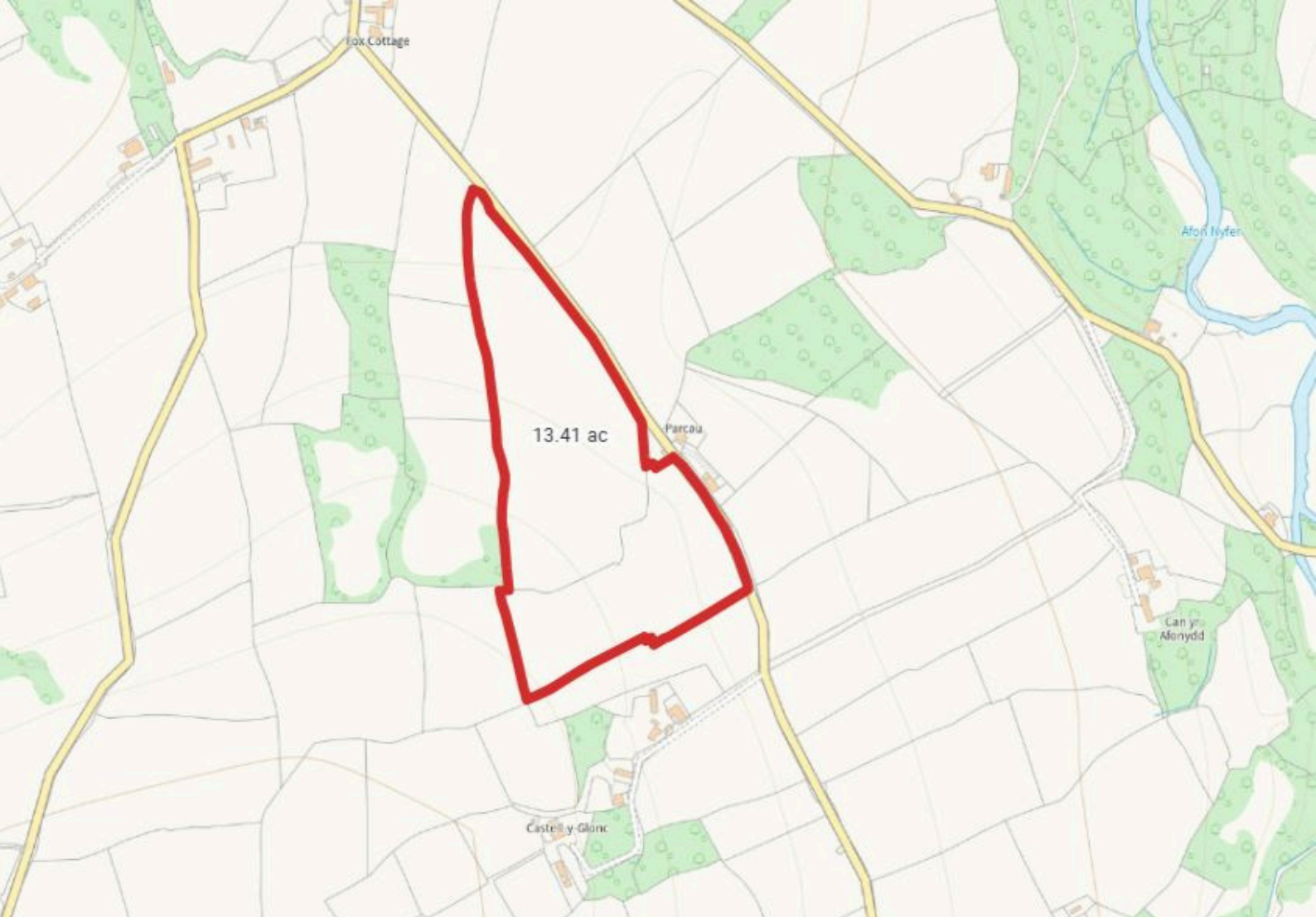
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