

# EDWARD H PERKINS

---

## RURAL CHARTERED SURVEYORS

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



### **13.26 acres of Land at Norchard Beacon, The Ridgeway, St. Florence.**

A single parcel of productive pasture, woodland and scrub situated alongside The Ridgeway in Southern Pembrokeshire.

**Guide Price £110,000 Freehold**

# 13.26 acres of Land at Norchard Beacon, The Ridgeway, St. Florence.

- \*A single parcel of land with direct road access off The Ridgeway (two gated entrances, providing an opportunity to split the land up).
- \*The land benefits from general permitted development rights for agriculture and forestry (subject to regulations).
  - \*Majority of the area is laid to productive pasture.
  - \*Additional areas of woodland, scrub and gorse.
  - \*Part level, part sloping (northern aspect)
  - \*Outstanding views over the surrounding landscape.
- \*A most useful and manageable area of land, suitable for a variety of agricultural, equine, recreational, conservation and amenity uses.
  - \*Situated close to several seaside resorts and other Pembrokeshire visitor attractions.
  - \*Remains of a permanent field shelter and hardstanding.
- \*Situated alongside the Pembrokeshire Coast National Park but just outside its boundary.

## Offers invited in the region of £110,000.

### GENERAL DESCRIPTION

A single parcel of land situated alongside The Ridgeway, some 1.5 miles to the south west of St Florence, which offers opportunities for a wide variety of agricultural, agri-environment, equine and recreational uses. The parcel extends in all to some 13.26 acres, the majority of which is currently laid to productive pasture. It occupies a level plateau on the southern section before sloping down to the northern boundary.

The land enjoys outstanding views over the surrounding landscape. There is a natural spring in the central wooded area which provides water for livestock. The wooded areas also provide shelter for livestock.

### SITUATION/DIRECTIONS

The land is situated alongside the northern edge of The Ridgeway, some 1.5 miles to south west of St Florence, opposite the local DCWW water reservoir. The Rideway is the minor council highway that runs between Tenby and Lamphey.

OS Grid Reference SN 0707 0025  
what3words: truffles.dumpling.retraced

### SERVICES

There are no mains services (water) connected to the land, however, we understand that mains water runs close to the land (interested parties to make their own enquiries).

### TENURE AND POSSESSION

The property is held freehold and vacant possession can be offered upon completion of sale.

### AGRICULTURAL SUBSIDY SUPPORT AND AGRI-ENVIRONMENTAL SCHEMES

The land does not currently form part of any such schemes, but has potential for such uses. There are no Basic Payment Scheme entitlements included in the sale

### STATUTORY AUTHORITIES

Pembrokeshire County Council,  
County Hall, Haverfordwest SA61 1TP  
Telephone: 01437 764551.

Welsh Government (Agriculture Department), Picton Terrace, Carmarthen, SA31 3BT.  
Telephone: 0300 062 5004

### PUBLIC RIGHTS OF WAY

There is a public right of way running along the western edge of the parcel.

## VIEWING ARRANGEMENTS

Interested parties are most welcome to view the land at their own convenience, although the selling agent should be made aware of any intention to view.

## VENDORS SOLICITOR

To be advised.

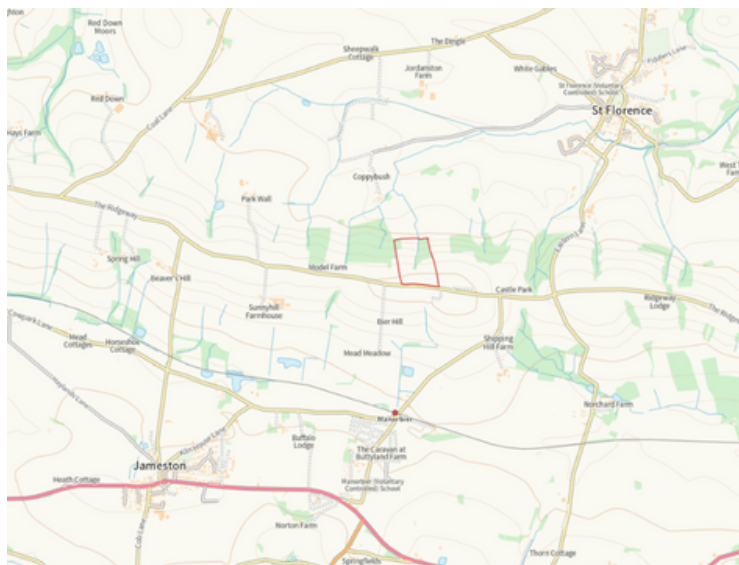
**VENDOR'S SELLING AGENT:**

**Edward H Perkins Rural Chartered  
Surveyors,  
St John House, Salutation Square,  
Haverfordwest, Pembrokeshire, SA61 2LG.  
Telephone: 01437 760730  
Email: [mail@edwardperkins.co.uk](mailto: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.

Plans are provided for identification purposes only.



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





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





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