



## Crow Wood, Llawhaden, Narberth – SA67 8DG

£49,950

An opportunity to acquire 4.68 acres of mixed woodland, situated along the road leading to the village of Llawhaden, only a short car journey from the main A40 and Narberth town. The woodland is of a fair to level gradient and has roadside gated access, with a mixture of evergreen conifers and native deciduous trees. There is no planning on this land. It is being sold as woodland only.

## **Situation**

The woodland is situated along the road leading to Llawhaden, just off the main A40. Approximately 4 miles away is the town of Narberth which has a traditional high street and range of independent shops and cafes etc.

## **Description**

A mixed woodland being easily accessible by road and benefitting from gated roadside access.

## **Services**

No services connected to the land.

## **Planning Status**

There is no planning on the woodland. It is classified as woodland only.

## **Tenure**

Freehold.

## **Directions**

From our office in Narberth proceed out of town along the B4314 passing the Plas Hyfryd hotel and follow the road to the roundabout on the A40. Take the left turning for Haverfordwest and at the next roundabout take the 3rd exit and then immediately take the left hand turning signposted Llawhaden. Follow this road and just before the old Ridgeway nursing home, you will find the woodland on the left hand side, identified by our JJMorris for sale sign. ///[improve.upward.life](http://improve.upward.life)

## **Please Note:**

The woodland is to be sold subject to a Overage Clause, the uplift percentage will be 40% This would come into effect should change of use or planning consent be granted for development, and the land sold on. This clause will be legally imposed by way of a restriction to the land registry title.