



6.90 Acres of, Pasture Land, Square And Compass – SA62 5JJ

£50,000 Freehold

- Fronting the Main A487 Fishguard to St Davids Road, 2 valuable Pasture Enclosures which extend to 6.90 Acres or thereabouts.
- The Land will be offered "For Sale" in 2 Lots as follows:-
 - Lot 1 – 2.90 Acres or thereabouts Pasture Land . Price Guide £50,000 (Fifty Thousand Pounds) – SSTC
 - Lot 2 – 4.00 Acres or thereabouts of Pasture Land. Price Guide £60,000 (Sixty Thousand Pounds).
- Both enclosures are down to permanent Pasture and are sheep fenced and have their own field gate accesses'.
- Mains Water is available in the vicinity of the Main A487 Road or the Council Road leading to Trefin village.
- Both Lots of Land are offered "For Sale" with realistic Price Guides and early inspection is strongly advised.

SITUATION

The Land concerned is situated in the hamlet of Square and Compass and has a frontage onto the Main A487 Fishguard to St Davids road. Square and Compass has the benefit of a Public House and a Petrol Filling Station/Mini Market/Store. The larger village of Croesgoch is some 2 miles or so south west and has the benefit of a Primary School, Chapel, Public House/Post Office, Hairdressers, Repair Garage, Art Gallery and an Agricultural Stores. The other well known coastal village of Trefin is within a mile or so and has the benefit of a Public House, former Chapel, Youth Hostel and a Cafe/Art Gallery. The Pembrokeshire Coastline at Aberfelin is within a mile and a half or so by road and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

DIRECTIONS

From Fishguard, take the Main A487 south west for some 7 miles and in the hamlet of Square & Compass proceed past The Square & Compass Public House and a 100 yards or so further on, the field gate access to Lot 1 is situated on the right hand side of the road. A "For Sale" Board is erected on site. The access for Lot 2 is off the Square and Compass to Trefin Council Road just before the hamlet of Penparc and adjacent to the new development known as Bro Heulog. A "For Sale" Board is erected at the roadside boundary.

DESCRIPTION

The Land concerned extends to 6.90 Acres or thereabouts and will be offered "For Sale" in 2 Lots as follows:-

SSTC - Lot 1 - Pt O.S. No. 6621 - 2.90 Acres

SSTC - The Land is all down to permanent Pasture and is gently sloping with a northerly aspect. The perimeter boundary of the Land is sheep fenced and there is a field gate access onto the Main A487 Fishguard to St Davids Road at or around point "A" on the Plan. The boundaries of Lot 1 are edged in red on the attached Plan to the Scale of 1/2500.

Lot 2 - Pt OS No 5818 and Pt 6621 - 4.00 Acres

The Land is all down to permanent pasture and is a gently sloping Pasture enclosure which has a northerly aspect. The Land is all sheep fenced and has a field gate access onto the Council Maintained Roadway leading to Trefin at or around point "B" on the Plan. The boundaries of Lot 2 are edged in green on the attached Plan to the Scale of 1/2500. Superb Coastal Sea Views can be enjoyed towards Strumble Head from both Pasture Enclosures.

SERVICES

There are no Services connected to the Land but we understand that Mains Water and Electricity are available in the vicinity of the Main A487 Road and the roadway leading from Square and Compass to Trefin village.

TENURE

Freehold with Vacant Possession upon Completion.

CLAWBACK

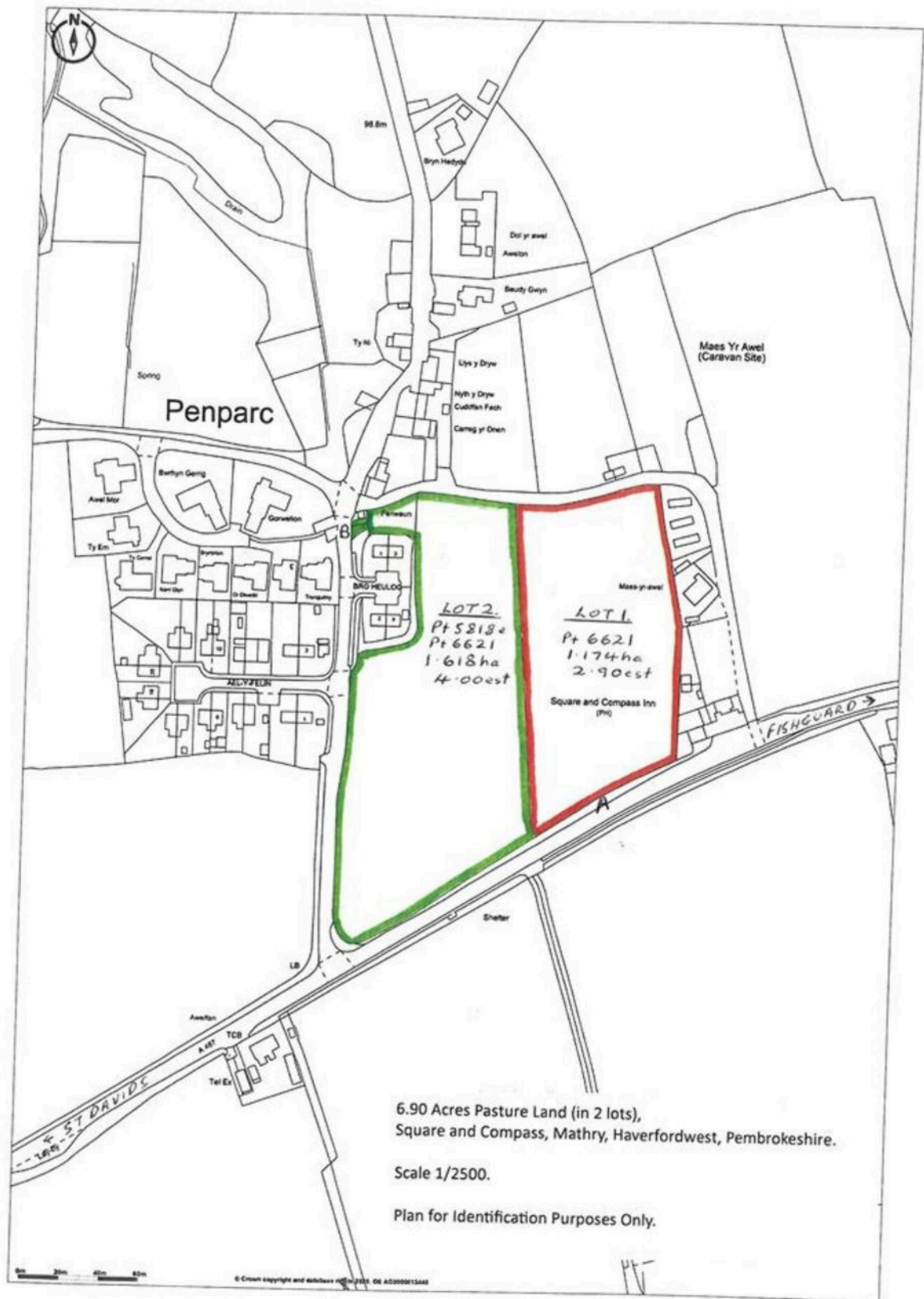
Both Lot 1 and Lot 2 are being offered 'For Sale' subject to a "Clawback/Overage" Clause whereupon the Vendor will Clawback 30% of the increase in value over and above the purchase price in the event of Planning Consent being granted or deemed to be granted for Residential or Commercial Development within 15 years of the Completion Date.

REMARKS

Small Pasture Enclosures of this nature are few and far between and early inspection is strongly advised. SSTC - Lot 1 is a gently sloping Pasture enclosure which extends to 2.90 Acres or thereabouts and is all sheep fenced. Lot 2 is a 4.00 Acre Pasture enclosure which is all down to permanent Pasture and being gently sloping with a northerly aspect. Both Lots are offered 'For Sale' with a Realistic Price Guide.







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