



25.01 Acres Agricultural Land being part of Clawddcam, Mathry, Haverfordwest, Pembrokeshire, SA62 5HY

**Price Guide £175,000**

An excellent block of Agricultural Land which fronts onto the Mathry to Penycwm Council Maintained District Road. The Land is all down to permanent pasture and is either level lying or gently sloping with a south easterly aspect. The Land is cattle fenced and is in excellent heart and has the benefit of a Private Water Supply (mains water available in the vicinity). It is offered 'For Sale' with immediate Vacant Possession and early inspection is strongly advised. Realistic Price Guide.

## Situation

The Land concerned is part of Clawddcam Farm which stands within 2.5 miles or so of the popular hilltop village of Mathry.

Mathry being close by has the benefit of a Church, Public House, a Memorial/Community Hall, Former Chapel and a Café/Antique Shop.

The Market Town of Fishguard is some 7 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline at Abercastle is within 5 miles or so of the Property and also close by are the other well known sandy beaches and coves at Abermawr, Aberbach, Pwllcrochan, The Parrog, Aberfelin, Porthgain, Treath Llyfn, Abereiddy and Whitesands Bay.

The Cathedral City of St Davids is some 10 miles or so west, whilst the County and Market Town of Haverfordwest is some 12 miles or so south east. Haverfordwest being within easy car driving distance has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Letterston to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Clawddcam stands alongside the Mathry to Penycwm Council Maintained District Road and is within 600 yards or so of Blaenllyn Chapel and within 2 miles or so of the Main A487 Fishguard to St Davids road at Mathry.

## Directions

From Fishguard, take the Main A487 Road south west in the direction of St Davids for 5 miles passing the turning on the right signposted to Mathry and a few hundred yards or so further on, take the first turning on the left, signposted to Treffgarne Owen, Penycwm and Llandeloy. Continue on this road for in excess of a mile and upon reaching the 'T' junction, turn right. Continue on this road for Half a Mile or so and the Land concerned is situated on the left hand side of the road a 100 yards or so, prior to Clawddcam. A 'For Sale' board is erected at the roadside boundary.

Alternatively from Haverfordwest, take the B4313 Road north west in the direction of Croesgoch for 8 miles or so passing through the villages of Hayscastle Cross and Hayscastle and a mile and a half or so further on and upon reaching the 'T' junction with the Croesgoch to Llandeloy Road, turn right. Some 50 yards or so further on, take the first turning on the right signposted to Mathry. Continue on this road for 500 yards or so, passing Clawddcam on your right and 100 yards or so further on the Land is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## Description

The Land concerned extends to 25.01 Acres or thereabouts and is all down to permanent pasture. The Land is in excellent heart and is either level lying or gently sloping with a south easterly aspect. It is cattle fenced and has the benefit of a Private Water Supply (mains water available in the vicinity). The perimeter boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500 and are set out in the Schedule of Areas.

<u>Schedule of Areas</u>	
<u>OS No</u>	<u>Acreage</u>
7313	5.05
7200	9.67
6786	4.06
7884	0.18
8277	2.92
7378	0.38
9169	<u>2.75</u>
	<b><u>Total 25.01 Acres</u></b>

## Services

Private Water Supply (mains water available in the vicinity).

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

The Land concerned extends to 25.01 Acres or thereabouts and is all down to permanent pasture. It is in excellent heart and is either level lying or gently sloping with a south easterly aspect. It is cattle fenced and benefits from a Private Water Supply (mains water available in the vicinity). The Land stands alongside the Mathry to Penycwm Council Maintained District Road and is within 2 miles or so of the Main A487 Fishguard to St Davids Road. Rarely to blocks of Agricultural Land of this nature appear on the 'Open Market' and the opportunity to purchase should not be missed. Early inspection strongly advised.



25.01 Acres Agricultural Land, being part of Clawddcam, Mathry, Pembrokeshire.

Plan Not to Scale.

Plan for identification purposes only.

3839

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2  
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3445 607ha 1.50  
1.407ha 3.48  
9.59ha 2.32

109.1m

B.M. 110.13m

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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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