

*42.292 acres of quality agricultural use land set within the Pembrokeshire Coast National Park. Near
Pembroke, West Wales.*



Land South of Hodgeston, Hodgeston, Pembroke, Pembrokeshire. SA71 5JU.

£400,000

REF: A/5447/AM

*** No Onward Chain*** Valuable and highly useful parcel of land *** Multiple access points to the North off the A4139 and a council maintained Highway to the South *** Easy access *** Suitable for machinery *** Divided into 3 separate paddocks *** Natural shelter from mature hedgerows and native trees *** Mixed used parcel of land - Arable, grassland and native woodland *** An all rounded parcel of land ***

*** ideal for host of uses and valuable add on agri-business opportunity*** A valuable add-on usefully sized block to any agricultural enterprise***

*** Located within the Pembrokeshire Coast National Park *** Within Walking distance to the coast ***



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Location

The parcel of land is located within the Pembrokeshire Coast National Park to the East of Hodgeston Village. 3 miles East from the popular town of Pembroke. The town of Pembroke offers a good level of local amenities and services including primary and secondary schools, traditional high street offerings, retail parks, industrial estate and Pembroke dock.



The Land

The land is well farmed, being in a particularly convenient location which would be a valuable add on to any agricultural business enterprise.

The land is contained within mature hedgerows and stock proof fencing with natural water supply. The land benefits from having a large access points from the North and South on quiet council maintained highways which allows all types of machinery to gain access with no issues.

The land is currently being used for several purposes being arable grassland and woodland area. The land as a whole is gently sloping with some level aspects.



Agents Comments

This is a very rare opportunity to acquire a parcel of agricultural land in an area well-known for its productivity, suitable for a wide range of uses within agriculture. The land is some of the best in the Parish and would be a valuable add-on agricultural parcel to any existing farming enterprise within the locality and region.

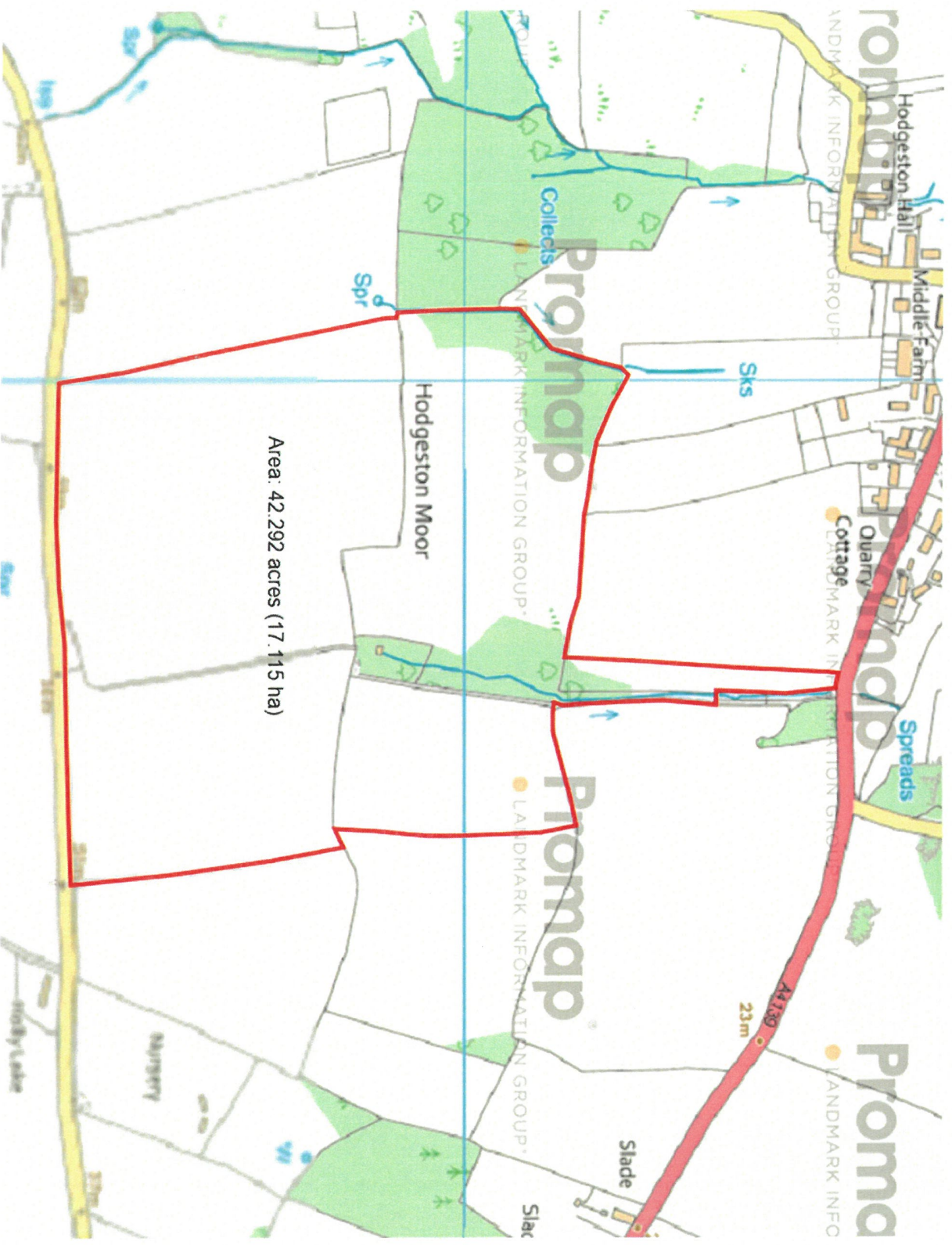
We thus recommend the land to any discerning prospective purchaser and viewing is recommended via the sole selling Agents at an early date.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



For Identification Purposes Only

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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Hodgeston head east on A4139. After 0.7 of a mile take a right hand turning. Continue for another 0.5 of a mile and the land will be located on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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