

**FOR SALE BY INFORMAL TENDER!! 4.8 acres of highly productive grassland. Brynberian.
Near Newport/Pentre Ifan. Pembrokeshire. West Wales.**



Land near Brynawel, Brynberian, Newport, Pembrokeshire. SA41 3UB.

£45,000 Guide Price

A/5300/RD GUIDE PRICE

** For sale by informal tender ** Best offerS to be received at the office of Morgan and Davies, Aberaeron no later than 12noon on Friday 12th July 2024 (tender form attached) or via e-mail to rhys@morgananddavies.co.uk ** High quality valuable parcel of agricultural land ** Extending to some 4.8 acres of thereabouts ** Situated within Pembrokeshire National Park on the fringes of the villages of Brynberian and the renowned Newport sands and Parrog ** Being a highly productive grassland area in the West Wales region ** Roadside frontage onto the council road ** Easy lay to pasture with adequate natural shelter ** Mains water supply within the road ** Good clean land with potential for long term alternative use or suitable for leisure use (stc) and diversification ** Outstanding countryside views **

**** AN OPPORTUNITY NOT TO BE MISSED ****

The land is situated on the fringes of the rural village of Brynberian and the hamlet of Betws Ifan being some 10 minutes drive from the coastline at Newport, Pembrokeshire.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

THE LAND

Extending to some 4.8 acres and contained by mature hedgerows and stockproof fencing and trees to all boundaries with water connection within the nearby road frontage.

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

The land is generally south facing with a gradual slope.

The land is bound on one side by the adjoining council road and we believe there is potential for alternative use for those seeking potential development of diversification and conservation projects (stc).

The land would be suitable for those with an equestrian interest with a bridleway running along (but outside) the boundary of the property.

Viewing is recommended and must be confirmed by appointment. Please contact Aberaeron office on 01545 571600.





Planning

Anyone with enquiries regarding planning permission or alternative use should contact Pembrokeshire Coast National Park planning department.

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.

Services

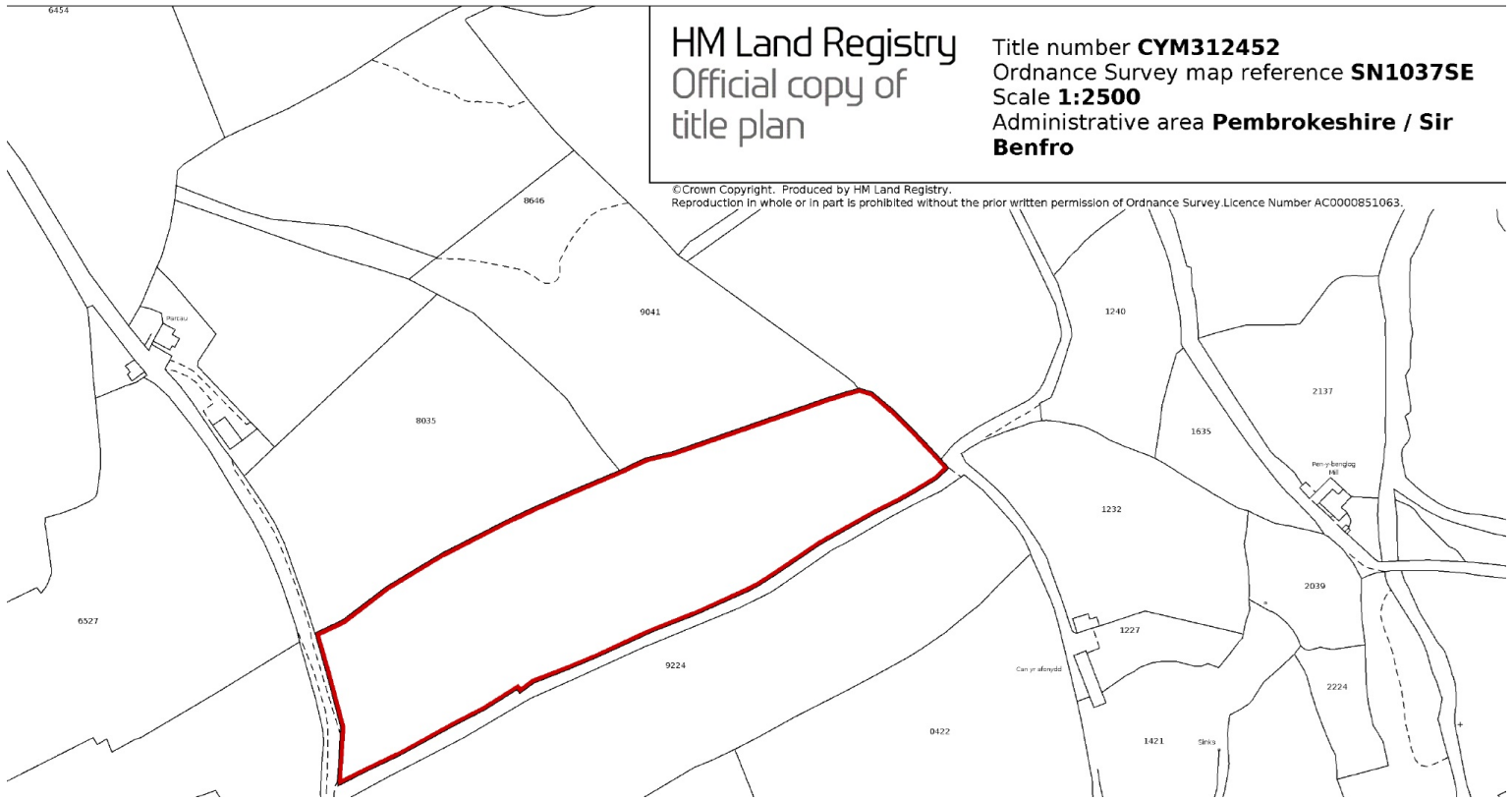
Services - we are advised the property benefits from nearby water connection.

Tenure - the land is freehold and registered under title number CYM312452.

HM Land Registry
Official copy of
title plan

Title number **CYM312452**
Ordnance Survey map reference **SN1037SE**
Scale **1:2500**
Administrative area **Pembrokeshire / Sir Benfro**

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Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
Land near Brynawel, Brynberian, Newport, Pembrokeshire. SA41 3UB.
Ref A/5300/RD

To be sent/delivered/mailed to the Agents Offices

No later than -

12 Noon on Friday 12TH OF JULY 2024

To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS

Email: rhys@morgananddavies.co.uk / aberaeron@morgananddavies.co.uk

I/We

Address

.....

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the property is sold as seen.

My/Our Solicitors are:-

.....

.....

Signed

Date



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



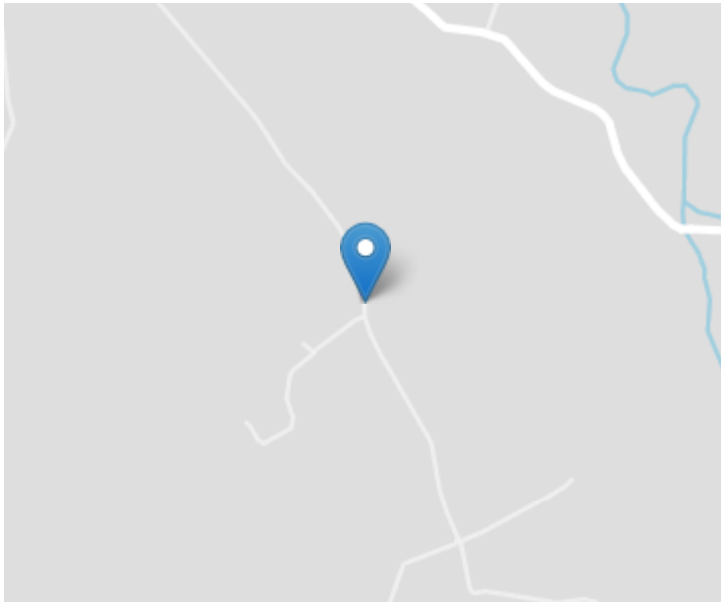
ABERAERON
4 Market Street, Aberaeron, Ceredigion SA46 0AS
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LAMPETER
12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk

Directions

Travelling north from Newport on the A487 head towards Cardigan. On exiting Newport after some 2 miles having past Llwyngwern Manor Holiday Park on your left, continue for another 1 miles and take the next right hand turning signposted Gwersyllt yr Urdd, Pentre Ifan and Brynberian. Take a right hand turning here and continue along this road through the next crossroads passing the entrance of Urdd Pentre Ifan and continue for a further 1 mile or so taking the next right hand turning signposted Brynberian passing Crossville Horse Agency immediately on your left and taking the next left hand exit on the side of Crossville Horse Agency. Continue along this road for approximately ½ mile and the property is located on the left hand side as identified by the Agents for sale board.



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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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