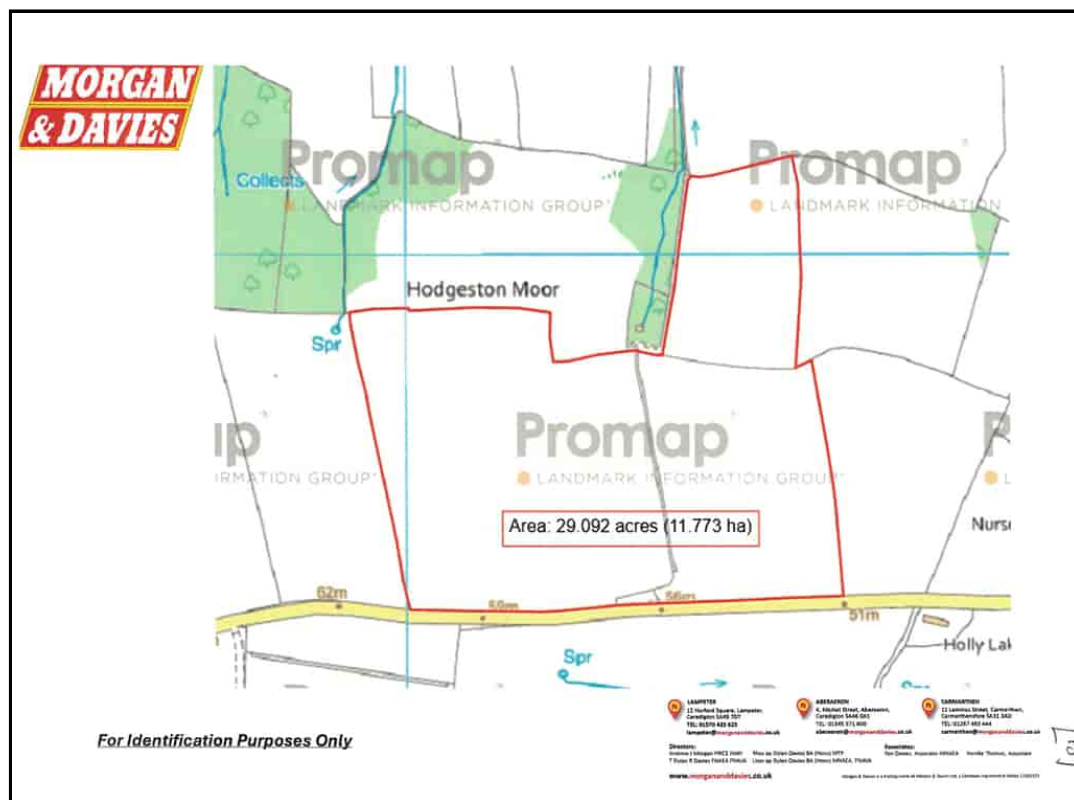


*29.092 acres of quality agricultural use land set within the Pembrokeshire National Park, Near
Pembroke, West Wales*



Land at Hodgeston Moor (B), Hodgeston, Pembroke. SA71 5JU.

£275,000

A/5447 (b) /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 *** Natural water supply *** 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 ***

NOTE: This land is available as part of a larger offering together with an adjacent parcel of an additional 13.325 acres as a whole also amounting to 42.292 acres. Price by negotiation



LAMPETER
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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GENERAL

The land is capable of being of particular interest for those with conservation, silvicultural or leisure/forestry interests in mind due to its high longstanding and nowadays, rarely untouched status and is now a rare opportunity on offer.

AGENTS COMMENTS

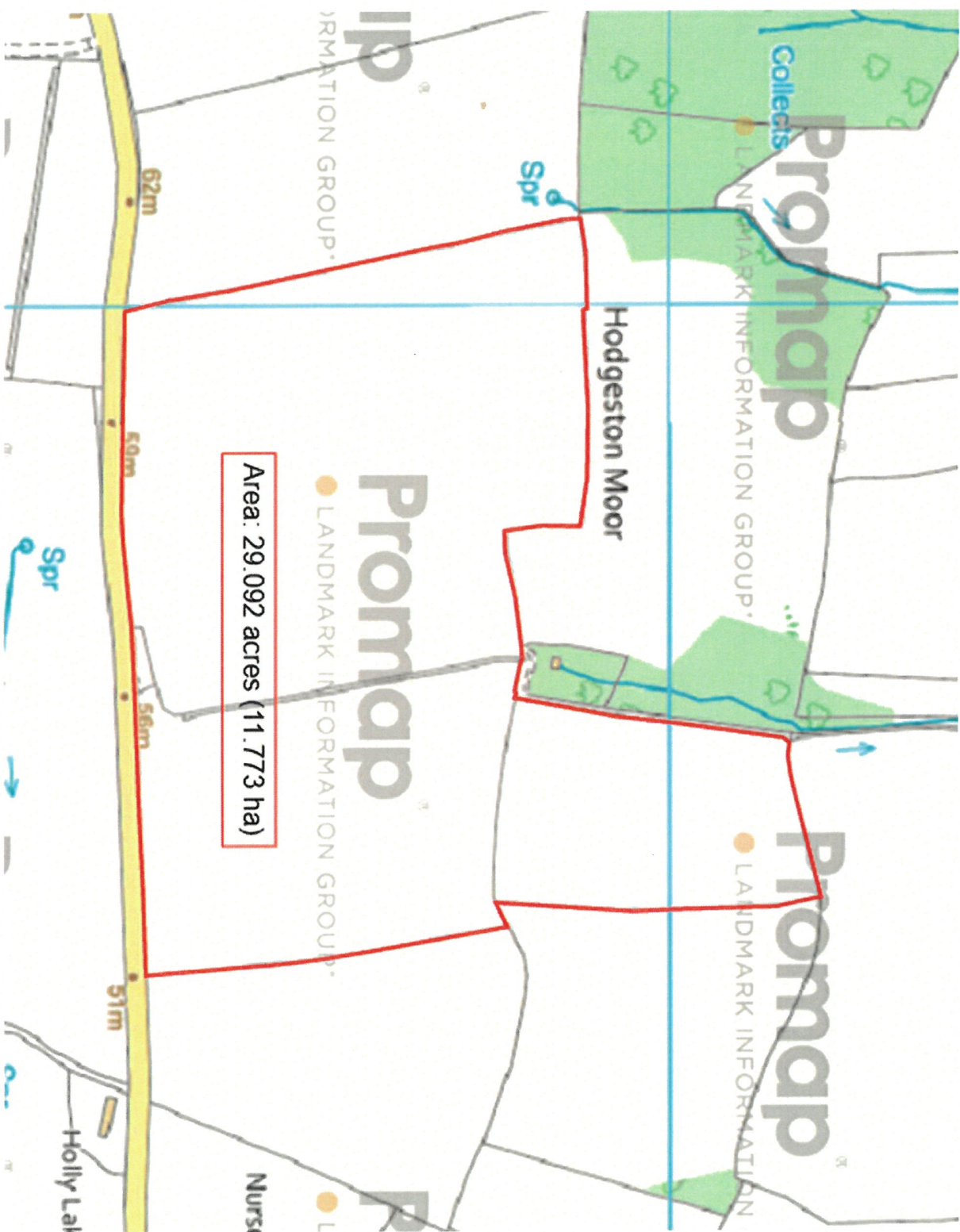
The land is particularly convenient and comprises of mature hedgerows, attractive woodland and long standing permanent pasture grazing set in a delightful and renowned agricultural locality close to the South Pembrokeshire coast and the resorts of Tenby, Saundersfoot, Manorbier and Freshwater East.

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.

TENURE AND POSSESSION

The land is of freehold tenure and will be sold with vacant possession on completion. No onward chain.



For Identification Purposes Only

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Associates:
Iwan Davies, Associate MNAEC Neville Thomas, Associate

www.morgandavies.co.uk

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

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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