

Regulated by:



**RICS**



Since 1989

*17.1 Acres of Woodland. Edge of Preseli Mountains. Crymych. West Wales*



**Forest Land, Adjacent to Nant Farm, Crymych, Pembrokeshire. SA41 3QS.**

**A/4933/RD**

**£130,000**

**\*\* 17.1 Acres of spruce woodland \*\* Planted within the last 25 years \*\* Well managed \*\* Independent access off the A478 \*\* Stream to boundary \*\* One of a kind opportunity in a sought after location \*\***

The property is situated on the edge of the rural village of Crymych with its excellent range of local services including village shop, post office, petrol stations, butchers, primary and comprehensive schools, industrial estate and being one of the main community hubs in Pembrokeshire.

## GENERAL

### The Land

The land offers 17.1 acres of mature spruce woodland with independent access off the adjoining A478 road. The woodland is well maintained on a regular basis with the last maintenance occurring in the previous 2-3 years prior to marketing.

The land is fairly level providing ease of access and maintenance with useful stream to boundary. The land is surrounded by predominantly agricultural fields used for grazing.

The land sits in an elevated position overlooking the Preseli mountains, a picturesque location.



### Services

We are not advised of any services to the property.

### Directions

On exiting Crymych on the A478 heading south proceed for approximately ½ mile into the village of Pentregaler and the woodlands gate is on the left hand side as identified by the Agents For Sale board.



HM Land Registry  
Official copy of  
title plan

Title number **CYM618660**  
Ordnance Survey map reference **SN1831NW**  
Scale **1:2500**  
Administrative area **Pembrokeshire / Sir Benfro**



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