

*High quality parcel of 7.321 acres of land suitable for a variety of uses within close proximity to the town of Pembroke, West Wales.*



Land Part of Rose Valley (West), Lower Lamphey Road, Pembroke,  
Pembrokeshire. SA71 5NJ.

**£110,000 Offers in Region of**

**REF: A/5448/AM**

\*\*\* No Onward Chain\*\*\* Valuable and highly useful parcel of land \*\*\* A convenient and rare opportunity awaits  
\*\*\* A highly desirable sought after pasture of land of approximately 7.3 acres \*\*\* Stock proof fencing along the  
whole boundary of the land \*\*\* Mains water Available \*\*\*

\*\*\* Easily accessible for machinery and vehicular access \*\*\*

\*\*\* Ideal for host of uses and valuable add on agri-business opportunity \*\*\* Creates a number of opportunities  
such as conservation /leisure/equestrian/yard\*\*\* Situated on the outskirts of the popular town of Pembroke \*\*\*



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## Location

Located on the outskirts 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.

Approximately 7.321 acres the land is a convenient parcel which is currently one block and having stock proof fencing and mature hedgerows on the boundary.

The land has an easily accessible gateway for all kind of vehicle and machinery. Currently laid to pasture with level to gently sloping ground.



## Access to Land



## Agents Comments

This is a very rare opportunity to acquire a parcel of agricultural land in the locality of being on the outskirts of Pembroke. An area well-know for its productivity, suitable for a wide range of uses within agriculture. Would be a valuable addon agricultural parcel to any existing farming enterprise within the locality and region.

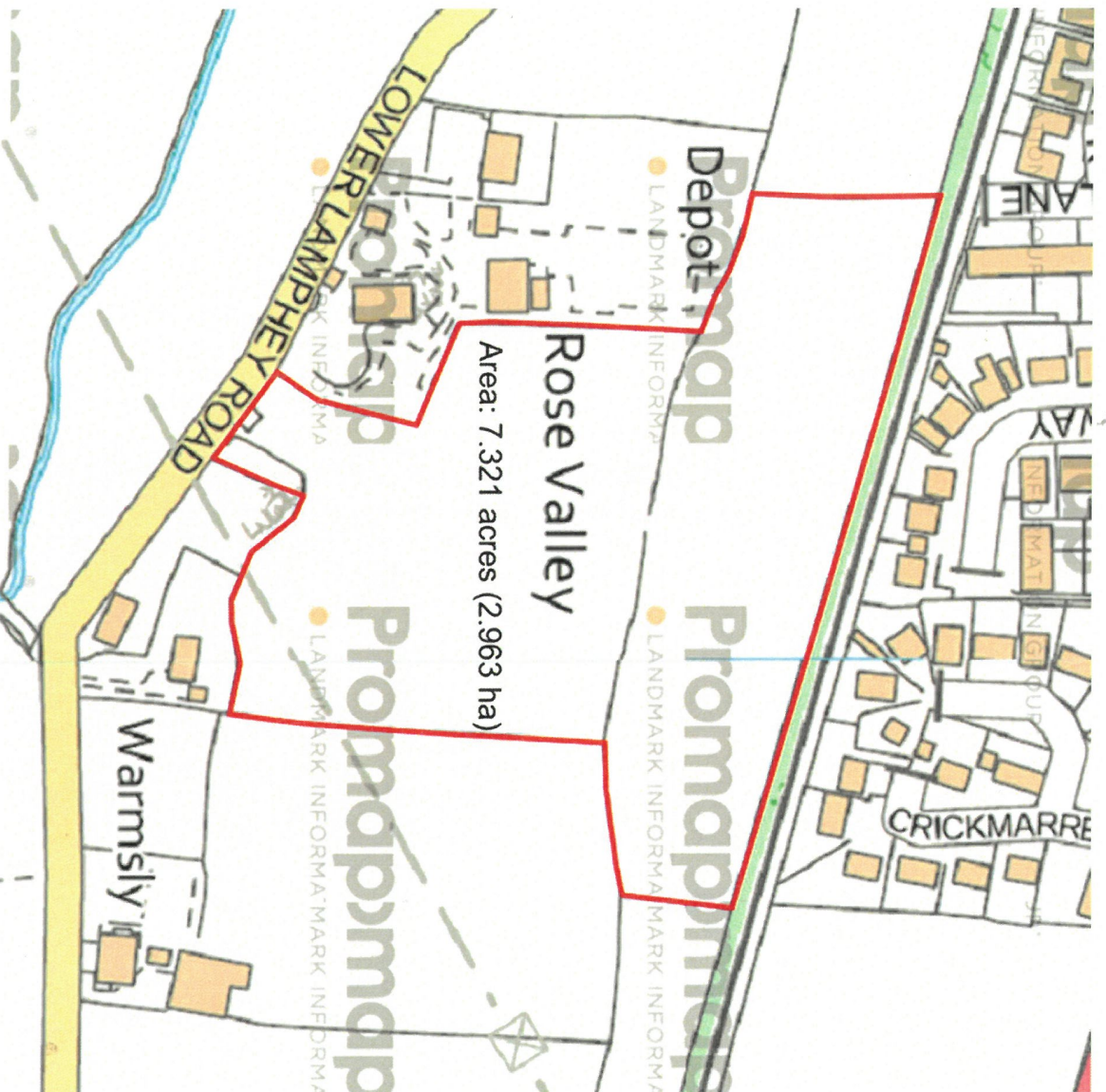
We thus recommend the land to any discerning prospective purchaser and viewing is recommended via the sole selling Agents at an early date

## 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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Ilan Davies, Associate MNAEA Neville Thomas, Associate

**www.morgandavies.co.uk**

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** Mains Supply.

**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

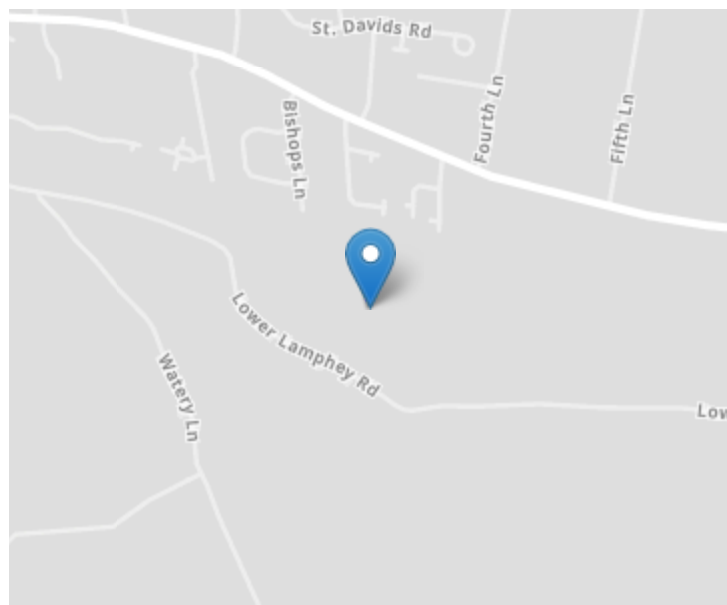
**Any risk of coastal erosion?** No

**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 Pembroke Main St/A4139 head East. At the roundabout, take the 3rd exit onto Lower Lamphey Rd/A4139, Straight after the roundabout take a slight left onto Lower Lamphey Rd. Continue on this road for approximately 0.8 of a mile and the land will be located on your left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 :

**Lampeter Office**  
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