



## 8.70 acres of Land West of Whitlow, Martletwy, Narberth, Pembrokeshire SA67 8BH

**Guide Price: £80,000**

### Property Features

- 8.70 acres contained in one convenient field
- Gated access off unclassified adopted highway
- 1 mile equidistance from Martletwy village and hamlet of Landshipping
- Short distance to slipway onto Afon Cleddau River
- 6.5 miles from popular boutique market town of Narberth
- Further 12.27 acres available a short distance away (see attached Sales Plan)
- Suitable for a range of uses to include grazing, cutting, equestrian or amenity purposes

### Property Summary

8.70 acres of land contained in one field with direct gated access from highway situated on the periphery of the popular rural village of Martletwy.



## Full Details

### Overview

The land lies in a picturesque setting in the heart of the Pembrokeshire countryside, partially within the renowned Pembrokeshire Coast National Park, within a mile equidistance of the popular village of Martletwy and the hamlet of Landshipping on the renowned Cleddau River.

The boutique market town of Narberth lies within 6.5 miles offering an excellent array of local amenities and services, to include independent stores, eateries, public houses, supermarket / convenience stores, medical centre and bilingual education provisions.

The land is contained in one easy to manage enclosure, ideally suited as a pony paddock, recreation or amenity purposes or grazing, extending to approximately 8.70 acres, bordered by established hedgerow boundaries and trees.

The land is classified as freely draining slightly acid loamy soils and Grade 3a according to the Agricultural Land Classification Map produced by the Welsh Government.

There is also a further 12.27 acres of land available separately a short distance away - please refer to our Sales Plan.

### Further Information

#### Tenure

We are advised the property is held on a Freehold basis with vacant possession upon completion.

#### Services

We are advised that the property does not benefit from any services.



## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

## Planning

All planning related enquiries to Pembrokeshire County Council Planning Department.

3G County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.

Tel: 01437 764551

## Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property, Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## Local Authority

Pembrokeshire County Council

County Hall, Haverfordwest, Pembrokeshire, SA61 1TP

Tel: 01437 764 551

## Method of Sale

The property is offered For Sale by Private Treaty.

## What 3 Word / Postcode

Gateway: <https://w3w.co/obstruct.mankind.slung/> / SA67 6BH

## Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact our Tenby office for further information: Quay Hill, Tenby, SA70 7BX

Tel: 01834 526126

Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

