



12.26 acres of Land East of Whitlow, Martletwy, Narberth, Pembrokeshire SA67 8BH

Guide Price: £100,000

Property Features

- 12.27 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 8.70 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

12.27 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 6.6 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 12.27 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 8.70 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/name.tomato.warriors> / SA67 8BH

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

