

Llewellyn Humphreys

CHARTERED SURVEYORS, LAND AGENTS AND VALUERS

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Tel: 01267 237812 Fax: 01267 221519

For Sale by Private Treaty
Approx. 46 Acres of Accommodation
Land at
Penlan Uchaf
Crymych
Pembrokeshire
SA41 3RB



An opportunity to acquire a block of accommodation land in a convenient location between Crymych and Tegryn with fine views over the surrounding countryside

Llewellyn Humphreys endeavours to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisors. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Situation

The land at Penlan Uchaf adjoins an unclassified public highway from which easy access is obtained. The land lies between Crymych and Tegryn.

Directions

From Crymych proceed on the A478 towards cardigan and take the first turning right upon leaving the village, signposted Blwchygroes/Tegryn adjacent to the town cemetery, proceed along this road for approximately 1 ½ miles and the land will be found on the left hand side as indicated by our for sale board.

Ordnance Survey Grid Reference

SN 26345.

Tenure

The property is offered freehold. Vacant possession can be given in September 2022.

Local Authority

Pembrokeshire County Council
County Hall
Haverfordwest
SA61 1TP

Viewing

Viewing of the land can be carried out by appointment with the sales agents.

The Land

The land at Penlan Uchaf extends to approximately 46 acres and is divided into three enclosures.

The land is free draining, parts of it are sloping and have been used for the grazing of livestock.

The land benefits from easy access from the public highway and is in a convenient location.

The land is well fenced for sheep and has a private water supply.

A public footpath crosses the land.

A burial mound is found on the land.

Offers invited in the region of £276,000



