

# EDWARD H PERKINS

## RURAL CHARTERED SURVEYORS

St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG

Tel: 01437 760 730 Email: mail@edwardperkins.co.uk



### **63.63 acres of land at Hendre Cross, Llandeloy, Haverfordwest, Pembrokeshire.**

A block of productive agricultural land extending to approximately 63.63 acres (25.75 hectares) as a whole. The effective area currently laid to pasture amounts to 38.09 acres with a further 21.19 acres of summer grazing land and 4.29 acres of woodland with a pond. The land is laid out in a ring fence and benefits from roadside access onto an unclassified road.

**Offers in excess of £400,000**



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# 63.63 acres of land at Hendre Cross, Llandeloy, Haverfordwest, Pembrokeshire.

**\*\*38.09 acres of agricultural land suitable for grazing or silage purposes \*\***

**\*\*Roadside access\*\* \*\*21.19 acres of summer grazing land\*\***

**\*\*4.29 acres of amenity woodland and pond\*\***

**\*\*Offers in excess of £400,000\*\***

## SITUATION

Located in north west Pembrokeshire, the land lies approximately 1 mile to the west of the village of Llandeloy and 3 miles to the south of Croesgoch. Further amenities are available in the nearby larger town of Haverfordwest. The land enjoys a south facing aspect in an area of early grass growth. The property benefits from direct access off an unclassified council-maintained road. (Approximate post code SA62 6NA).

## DESCRIPTION

The land at Hendre Cross fields comprises approximately 63.63 acres as a whole. There is approximately 38.09 acres, in 4 field parcels suitable for silage production. These 4 parcels were re-seeded in 2023. Around the northern and eastern boundaries there is an area of 21.19 acres of land suitable for summer grazing purposes. The property benefits from a large pond area and circa 4 acres of amenity woodland. There are natural water supplies within the property.

The land is generally flat with a southern aspect. Hendre Cross represents an opportunity to acquire a useful block of accommodation land.

## DIRECTIONS

From Haverfordwest, take the B4330 towards Hayscastle. Remain on the B4330 after the village of Hayscastle for circa 2 miles before taking a left turning to Llandeloy. Follow this road for circa 2.5 miles, going straight over at 2 cross roads and the land will be on your right hand side, before reaching Hendre Cross, where a for sale board is located.

## OS GRID REFERENCE

SM84112721

## WHAT 3 WORDS

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## SERVICES

There are natural water sources within the property. It is understood that there is no current mains water supply available but a connection may be available in the highway.

## TENURE AND POSSESSION

The property is offered freehold with vacant possession.

## EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.

## BASIC PAYMENT SCHEME ENTITLEMENTS

Not included in the sale.

## SPORTING, MINERAL & TIMBER RIGHTS

All sporting, mineral and timber rights will be included with the freehold, as far as they are owned.

## RESTRICTIVE COVENANTS

Not applicable.

## DESIGNATIONS

Not applicable

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

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## STATUTORY AUTHORITIES

Pembrokeshire County Council,  
County Hall, Haverfordwest SA61 1TP  
Telephone: 01437 764551.

Welsh Government (Agricultural Department),  
Picton Terrace, Carmarthen, SA31 3BT.  
Telephone: 0300 062 5004

National Resources Wales (NRW), Customer  
Care Centre, Ty Cambria, 29 Newport Rd,  
Cardiff, CF24 0TP  
Telephone: 0300 065 3000

## VIEWING ARRANGEMENTS

Strictly by appointment only with the selling  
agent.

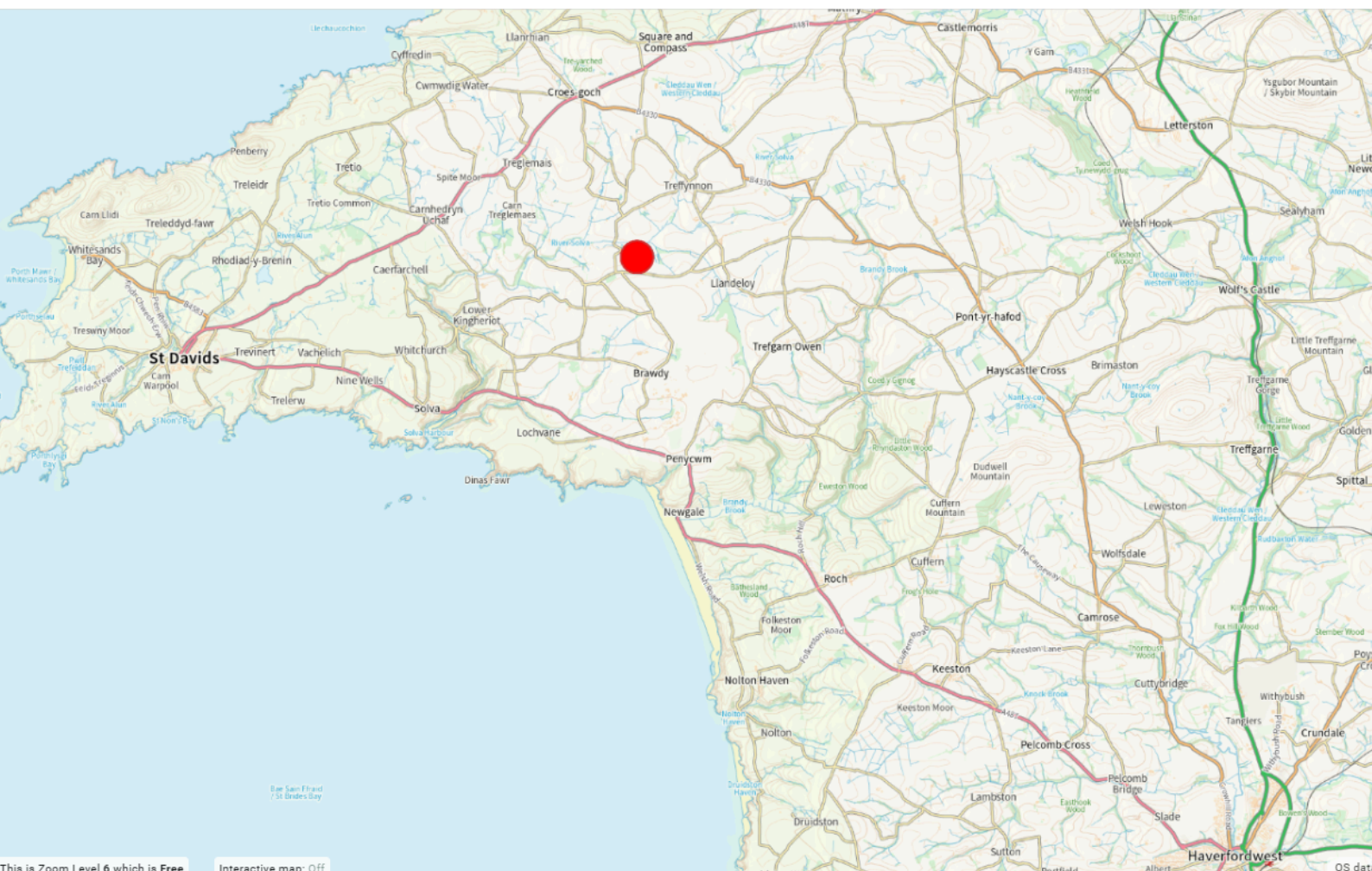
## VENDOR'S SELLING AGENT:

Edward H Perkins Rural Chartered Surveyors,  
St John House, Salutation Square, Haverfordwest,  
Pembrokeshire, SA61 2LG.  
Telephone: 01437 760730  
Email: mail@edwardperkins.co.uk

## PLANS AND PARTICULARS:

The information and plans provided within  
these sale particulars have been prepared for  
the convenience of prospective purchasers.  
Although they are believed to be correct, they  
do not constitute any part of an offer or  
contract. Statements made within these sale  
particulars are made without any responsibility  
on the part of the vendor or their appointed  
Selling Agent, and any intending purchasers  
must satisfy themselves by inspection or  
otherwise as to the correctness of these  
statements made and contained in these  
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