

12.95 acres of pasture land at
Redberth, Tenby, Pembrokeshire.



GUIDE PRICE £130,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

A MOST USEFUL PARCEL OF LAND, SET IN TWO ENCLOSURES, LAID TO PASTURE. ABOUT 12.95 ACRES (5.24 HECTARES).

LAND FORMING PART OF NORCHARD FARM, REDBERTH, TENBY, PEMBROKESHIRE, SA70 8RX.

Laid out in two conveniently sized enclosures

Well-fenced for livestock

Road-side access off an unclassified council road

Approximately 0.5 mile off the A477, which is a trunk road connecting Pembroke Dock and St Clears

Generally level and slightly sloping

Ideal for equestrian use, small holding use or as an addition to an existing farm holding

Guide Price £130,000

SITUATION

The land lies 3.5 miles east of Carew and 5 miles north-west of Tenby. The property is accessed just off the A477, via the council-maintained road which leads to Cresselly or Jeffreyston. Please see plan below.

DESCRIPTION

Land forming part of Norchard Farm offers a useful block of agricultural land, suitable for equestrian use, small holding use or as an addition to an existing farm holding. The land has suitable fencing for livestock.

DIRECTIONS

From Haverfordwest, head east on the A40 for approximately 7 miles. At Canaston Bride roundabout, take the third exit towards Pembroke Dock and Tenby. Proceed on the A4075 (take first exit at Bluestone roundabout) and take a left turn onto the B4586, sign posted Jeffreyston and Broadmoor. Continue through Jeffreyston and take a right turn towards Cresselly. Pursue for approximately 0.3 miles and take a left turn, sign posted St Florence. Remain on this road for approximately 0.8 miles and the fields will be seen on the right hand side.

Alternatively, the fields can be accessed off the A477, via the village of Redberth.



TENURE AND POSSESSION

The property is offered freehold and vacant possession will be available upon completion.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

Please refer to the deeds for the property.

BASIC PAYMENT SCHEME ENTITLEMENTS

The Basic Payment Scheme Entitlements are available by separate negotiation.

SPORTING, MINERAL & TIMBER RIGHTS

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

ACCESS

The property has road-side access to a council-maintained road.

RESTRICTIVE COVENANTS

The land to be used for agriculture or equestrian purposes only.

SERVICES

There are no mains water connection.

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

Please contact 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: laura@edwardperkins.co.uk

METHOD OF SALE

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

OS GRID REFERENCE

SN08350489

WHAT 3 WORDS

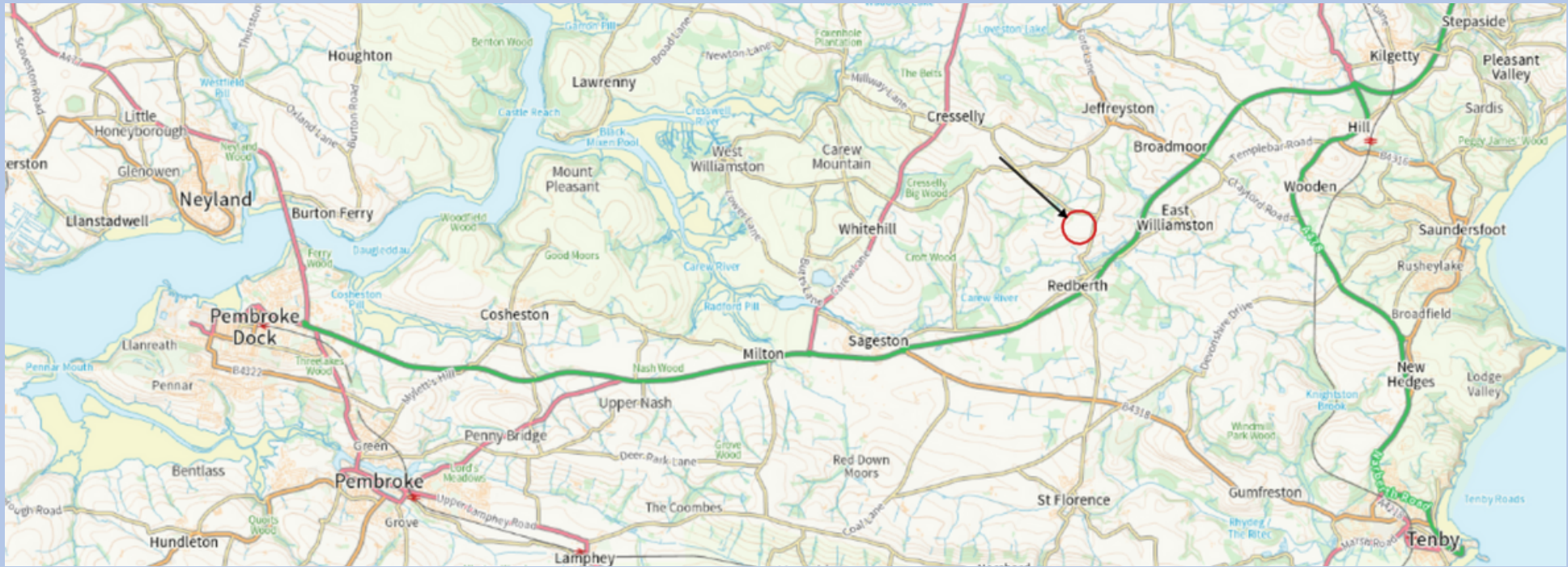
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PLANS AND PARTICULARS:

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 particulars.

Plans are provided for identification purposes only.





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