MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
Local knowledge, National coverage

18 acres of highly productive grassland. Felindre Farchog/Brynberian near Newport/Pentre Ifan. Pembrokeshire. West Wales.









Land adjacent Ysguborwen, Velindre, Crymych, Pembrokeshire. SA41 3XF.

£275,000

A/5524/RD

** High quality value parcel of agricultural land ** Extending to some 18 acres or thereabouts ** Situated within Pembrokeshire National Park on the fringes of the villages of Brynberian, Eglwyswrw and the renowned Newport sands and Parrog ** Being a highly productive grassland area on the West Wales region early growing parcel of land ** Excellent roadside frontage onto the council road ** Easy laid to pasture with adequate natural shelter ** Good clean land with potential for long term alternative use or suitable for leisure use (stc.) and diversification ** Outstanding countryside views ** AN OPPORTUNITY NOT TO BE MISSED **

The land is situated on the fringes of the rural village of Brynberian and Felindre Farchog in the hamlet of Betws Ifan being some 10 minutes drive from the coastline at Newport, Pembrokeshire.

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Carmarthenshire, SA31 3AD
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carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

THE LAND

Extending to some 18 acres or thereabouts and contained by mature hedgerows and stockproof fencing and trees to all boundaries.

The land is well farmed being in a particularly convenient location and would be a value add-on to any agricultural business enterprise.

The land is generally level.

The land is bound on one side by the adjoining council road and we believe that there is potential for alternative use for seeking potential development or diversification and conservation projects (stc.).

The land would be suitable for those with an equestrian interest with a bridleway running close by along the county road.

Early viewing is recommended and this must be confirmed by appointment.

Please contact Aberaeron office 01545 571600.













PLANNING

Anyone who has enquiries regarding planning permission on alternative use should contact Pembrokeshire Coast National Park planning department.

MONEY LAUNDERING REGULATIONS

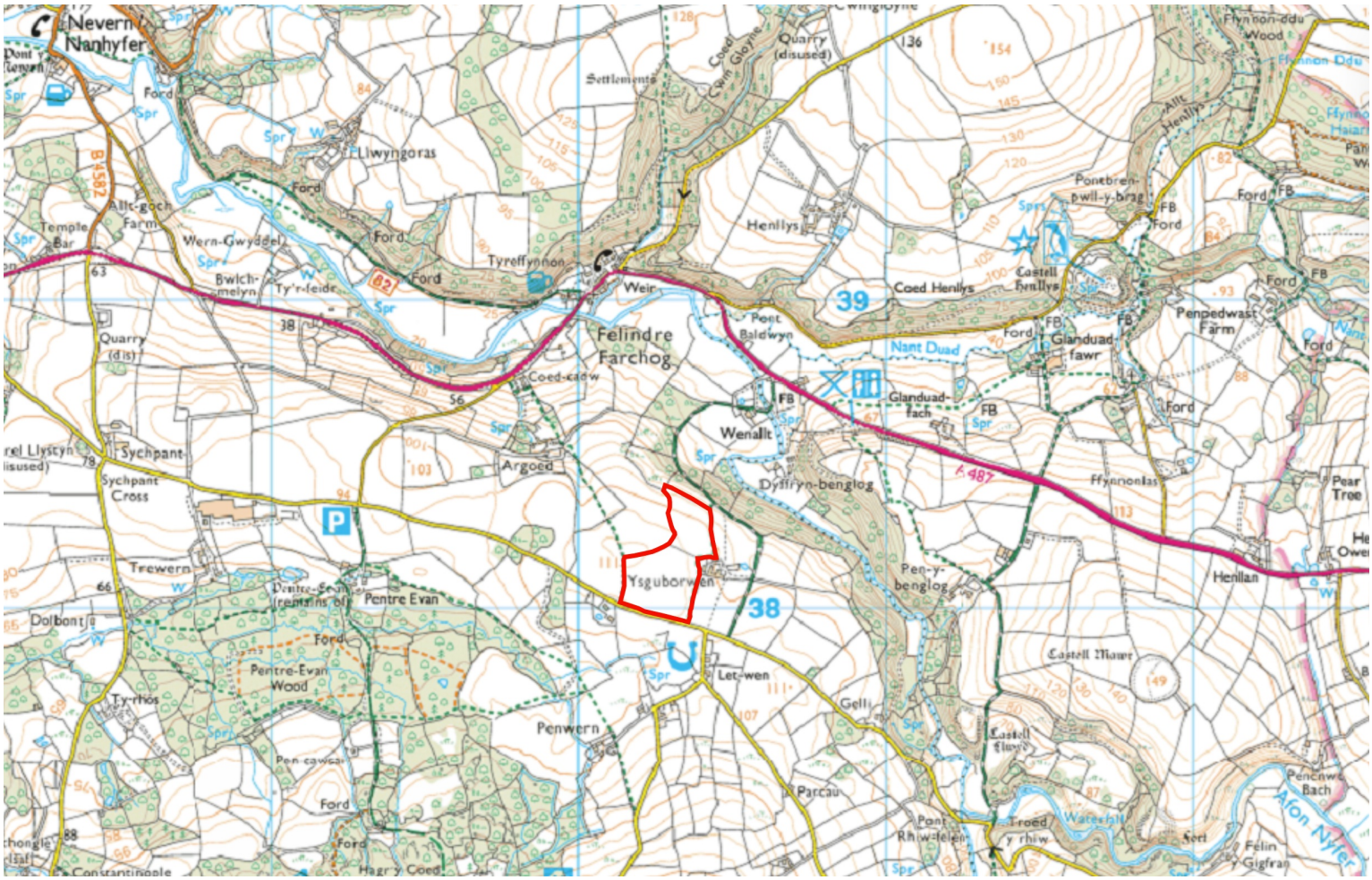
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

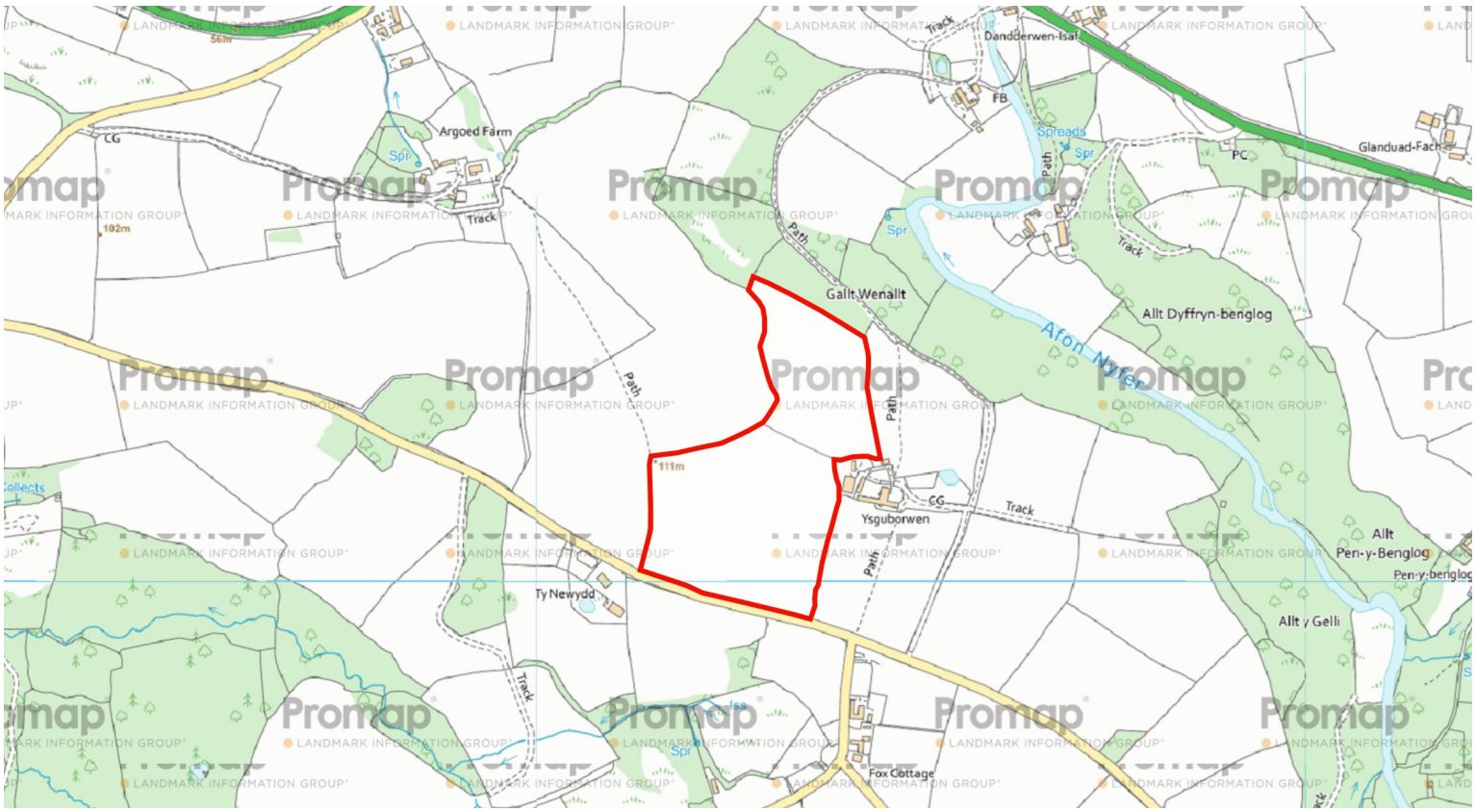
VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages


Nevern
Nanhyfer
Llwyngoras
Temple Bar
Allt-goch Farm
Wern-Gwyddel
Bwlch-
Ty'r-feidr
Tyreffynnon
Weir
Quarry (disused)
Settlements
Coed Cwm Gloyne
Henllys
Ponebren-pwll-y-brag
Castell Henllys
Coed Henllys
Penpedwast Farm
Glanduad-fawr
Glanduad-fach
Pont Baldwyn
Nant Duad
Felindre Farchog
Coed-cadw
Argoed
Wenallt
Dyffryn-benglog
Ffynnonlas
Pear Tree
Henllan
Ysguborwen
Pen-y-benglog
Sychpant
Sychpant Cross
Trewern
Pentre Evan
Pentre-Evan Wood
Dolbont
Ty-rhos
Penwern
Pen-cawsai
Let-wen
Gelli
Castell Mawr
Parcau
Pont Rhiw-felen
Troed y rhiw
Waterfall
Pencnwc Bach
Afon Nyfer
Felin Gigfran
Constantinople
Hagr y Coed
Ford
Spr
FB
B4582
B4582
A487
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56
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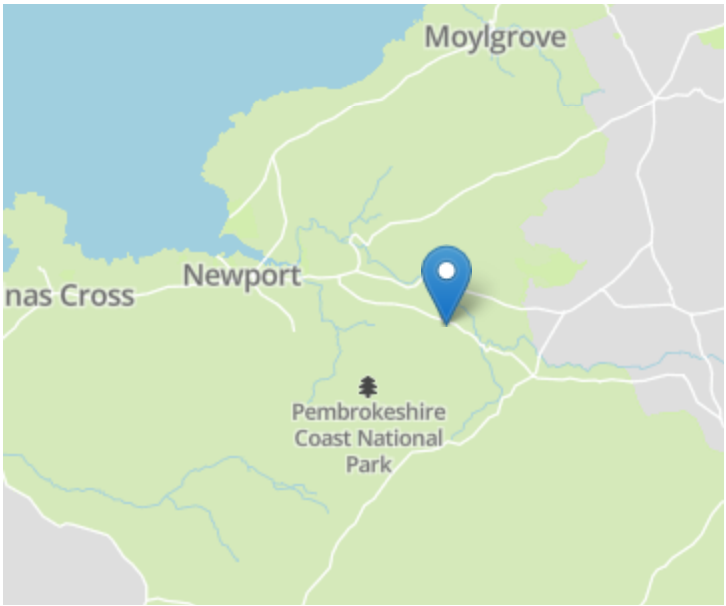

Argoed Farm
Track
Path
Gallt Wenallt
Allt Dyffryn-benglog
Afon Nyfer
111m
Ysguborwen
Track
Ty Newydd
Track
Fox Cottage
Allt Pen-y-Benglog
Allt y Gelli
Glanduad-Fach
Spreads
PC
FB
CG
102m

MATERIAL INFORMATION

Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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EST. 1989



For further information or
to arrange a viewing on this
property please contact :

Aberaeron Office
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