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A unique opportunity to acquire a parcel of 2.254 acres of amenity land. Brynberian near Newport/Pentre Ifan, North Pembrokeshire - West Wales.









Land north of Ffynnon Wen Brynberian, Near Newport, Pembrokeshire.
SA41 3UB.

£65,000

REF A/5663/ID

Unique opportunity to acquire 2.254 ACRES of amenity land in idyllic north Pembrokeshire countryside Located on the fringes of the village of Brynberian near the popular coastal village of Newport**Useful field shelter and storage shed**A haven for local wildlife**Situated within the Pembrokeshire national park on the fringes of the villages of Brynberian and the renowned Newport sands at Y Parrog**Highly productive grassland**Road frontage onto a council road**Private water supply**AN OPPORTUNITY NOT TO BE MISSED **

Located on the fringes of the rural village of Brynberian and the hamlet of Pentre Ifan being some 10 minutes drive from the coastline at Newport Pembrokeshire. Residents rely on the nearby Newport for their day to day needs including primary school, traditional high street offerings, village shop, butchers, post office, place of worship, doctors surgery and access to the Y Parrog sandy beaches and coves. The land lies equi distance to the towns of Fishguard and Cardigan.

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THE LAND

The land extends to some 2.254 acres and has been laid to wild flower meadows with pretty paths intersecting the land.

There are many mature trees including sycamores along the boundary.

Also a useful Field Shelter 20' x 9'7" of timber frame with zinc cladding and box profile roof.

The land is accessed via an adjoining council road and we believe there is potential for alternative use or those seeking potential development or diversification in conservation projects (stc).

The land would be suitable for those with an equestrian interest with a nearby bridle path.































VIEWINGS

ALL VIEWINGS MUST BE CONFIRMED VIA 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.

PLANNING ENQUIRIES

Any enquiries regarding planning permission or alternative use should contact Pembrokeshire coast national park planning department.

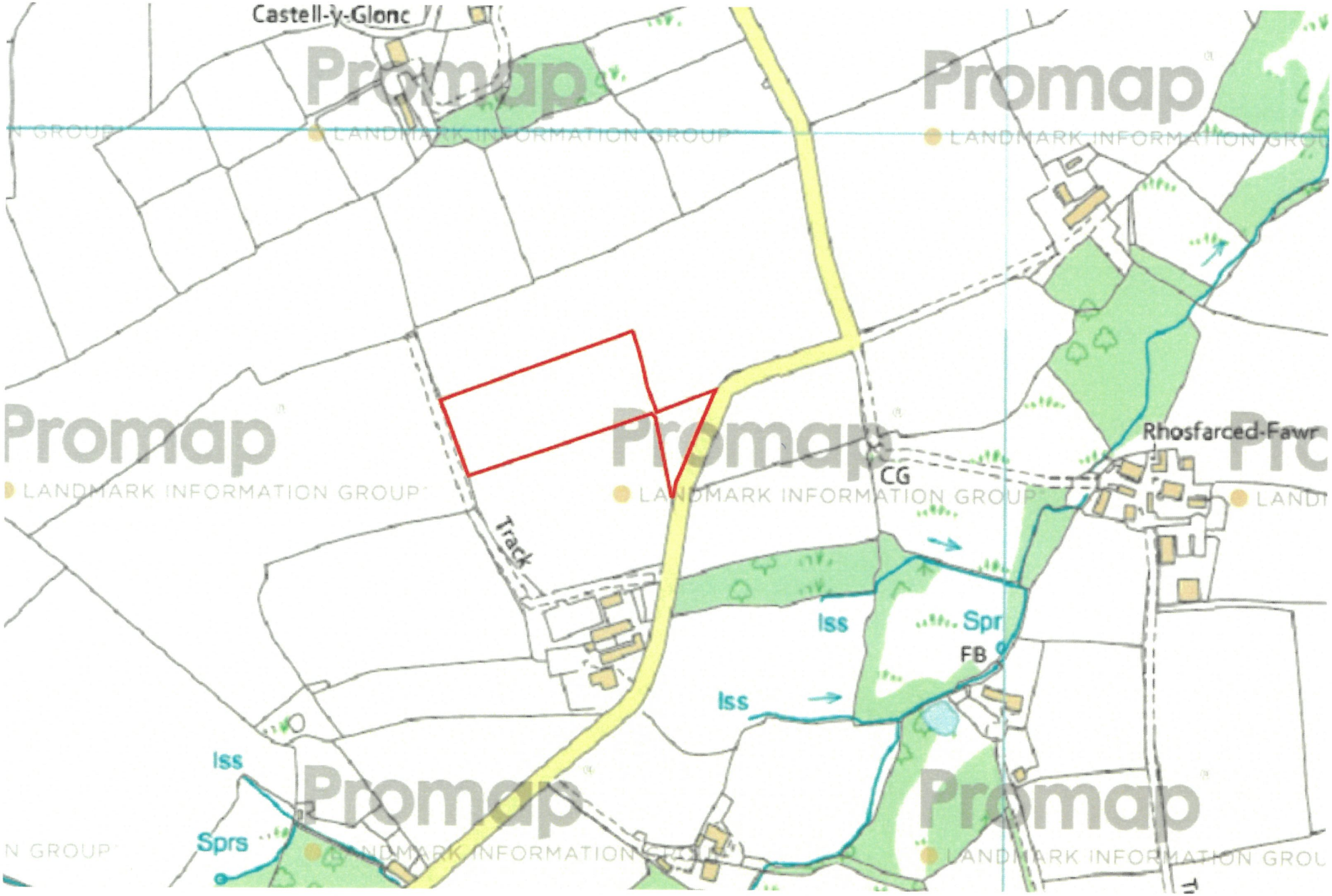
MONEY LAUNDERING

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.

Services

We are advised the property benefits from private water supply.

Tenure - Freehold.


Castell-y-Glonc
Rhosfarced-Fawr
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Promap
LANDMARK INFORMATION GROUP

MATERIAL INFORMATION

Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
Water Supply: Private Supply.
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



Directions

Travelling south from Cardigan on the A487 proceed until you reach the village of Eglwyswrw. Travel through the village and on exiting the village, bear left after the entrance to Dyfed Shire Horse Farm and adjoining Brian Llewellyn (Penfro) country stores onto the B4329 road and follow this road for 1.1 miles. On entering the village of Crosswell, at the crossroads take a right hand turning and follow this road for approximately 1.7 miles up Rhiw Felen. At the top of the hill turn left for Brynberian, you will come to a fork in the road, take the left turning. Continue along this road for approximately half a mile until you reach an S bend, continue around the right bend and then the left and the gate to the land will be seen directly in front of you after the left bend.

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

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