The Smallholding Centre
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Farmland

£75,000

Land at Henfeddau, Henfeddau Llanfyrnach, SA35 0DD

We present to market around 7.5 acres of mixed pastureland and scrub/woodland in one block which is split into 3 main enclosures. A small stream (The River Asen which marks the boundary between Pembrokeshire and Carmarthenshire) runs through most of the land. The land is a mixture of flat and sloping parts and the land has access off the highway (please note that the vendor will pay for the northerly boundary to be stock fenced before completion.)
The land is in a very scenic rural area about a 15 minute drive to Newcastle Emlyn and a 20 minute drive to Cardigan town. About 50% of the land is usable for immediate stock keeping (although it could benefit from reseeding and new fencing in places) whilst the remaining 50% currently is ideal for enjoying the natural world in the summer by camping out next to the stream etc (a grassed area perfect for camping out etc is cut regularly for this purpose -see pictures) although with work most of it could be relaid back to pasture if preferred.

There is spring water onsite (accessed via 5 concrete rings put in by Welsh Water decades ago) as part of this land was previously the official water source for the surrounding area.

Key Features

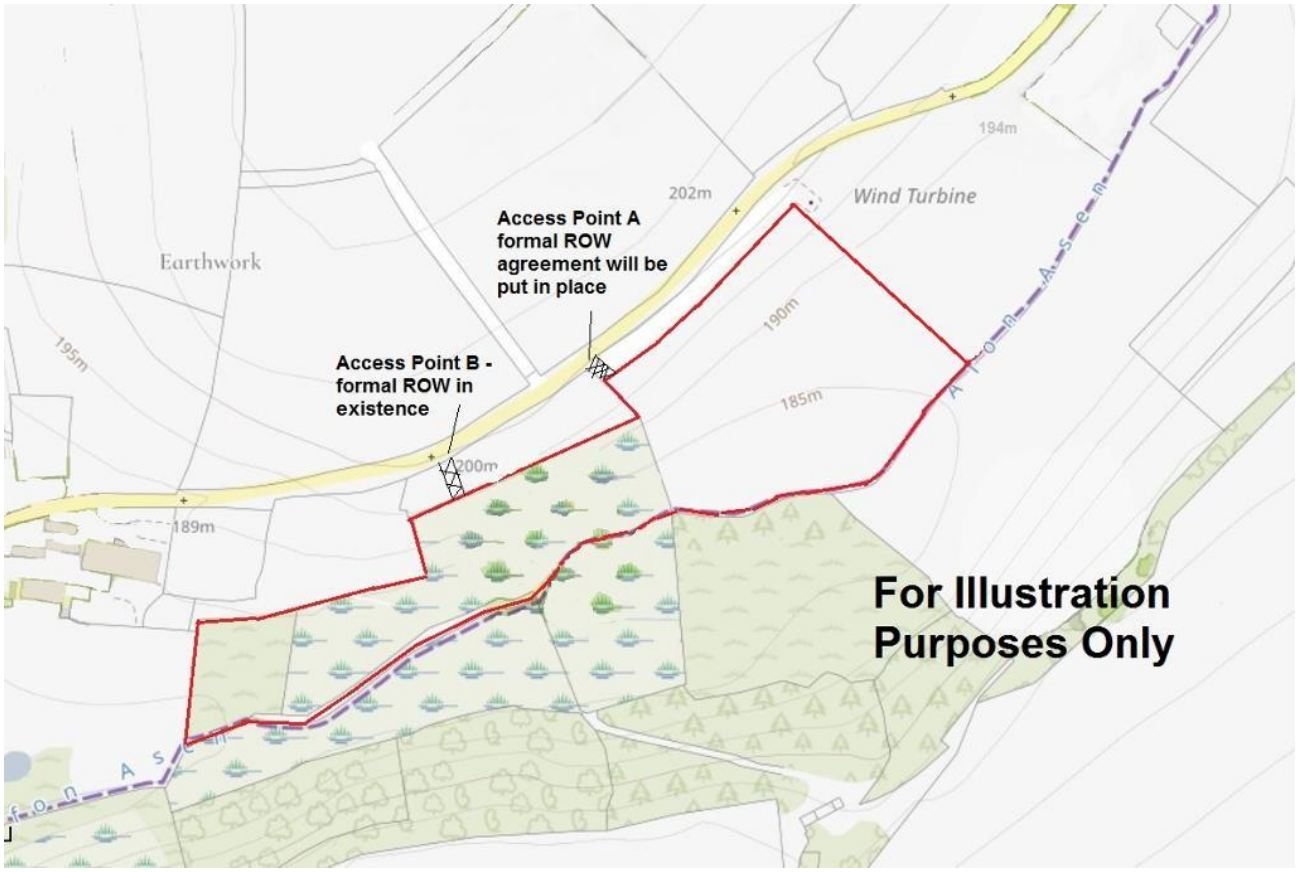
- Around 7.5 Acres Of Land
- Mixture Of Pasture And Scrub/Woodland
- Small Stream Boundary
- Two Access Points Off The Highway
- Mixture Of Flat/Sloping Land
- Ideal For Weekend Enjoyment
- Scenic Rural Location
- Ideal Camping Out/ Barbeques etc

There are two access points to the land, both from the Council Highway at points A and B.(see Land Plan) A new legal right of access will be available at Point A together with a parking area through an 8ft gate and an existing legal right of access exists at Point B through a neighbours strip of land.(again see Land Plan).

Perfect for those buyers who enjoy being out and enjoying the natural world and ideal for camping/summer enjoyment of this privately situated piece of land. Please note: there is a 25m wind turbine on land adjacent to this land and that this land is owned by an employee of the estate agents selling the land).

Please note that if a buyer wanted only around 6.5 acres (ie 1 acre less of the pastureland) then that is available for £65,000 or 5.5 acres (ie 2 acres less of the pastureland) then that is available for £55,000, the northerly boundary would be moved southward to reflect the less acreage being sold).

Floorplans


Access Point A
formal ROW
agreement will be
put in place
Access Point B -
formal ROW in
existence
Earthwork
Wind Turbine
194m
202m
190m
185m
200m
189m
195m
For Illustration
Purposes Only

For Illustration
Purposes Only