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OWEN & OWEN

CHARTERED SURVEYORS

LAND FOR SALE

**304.09 ACRES OF PRODUCTIVE ARABLE,
PASTURE AND AMENITY LAND**

**SITUATED IN AND AROUND THE RHOS,
HAVERFORDWEST, PEMBROKESHIRE,
SA62 4AS**



Lot	Total Acres	Farmable Acres
1	159.50	147.00
2	59.37	40.79
3	49.56	41.48
4	15.11	15.11
5	9.28	6.47
6	2.98	2.98
7	5.35	5.35
8	0.91	0.91
9	1.58	1.58



AVAILABLE AS A WHOLE OR IN LOTS

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

DESCRIPTION:

Various sized lots predominantly comprising grassland with adjoining woodland, as shown outlined on the attached plan. This land is situated in and around the rural village of The Rhos and is suitable for a variety of agricultural, equestrian or amenity uses subject to the necessary planning consents.

LOCATION:

The land lies in various blocks surrounding the village of The Rhos, situated East of Haverfordwest. The land lies within the boundary of the Pembrokeshire Coast National Park Authority.

DIRECTIONS:

From Haverfordwest travel east on the A40 towards Narberth. Take the right hand turning towards The Rhos into the village. Please see attached location plan for specific locations of each lot.

ACCESS:

Lots 1, 2, 3, 4 and 5 benefit from roadside access.

Lot 6 is accessed along the right of way north of Picton Home Farm (as shown by a grey line on the plan)

Lot 7 is to be accessed through parcel 5 and is to be created by the purchaser (as shown by a blue line on the plan).

Lot 8 and 9 are accessed south of Picton Home Farm. (as shown by a grey line on the plan).

TENURE:

The land is offered Freehold with vacant possession upon completion, no earlier than 29th September 2021.

BOUNDARIES:

Boundaries to the land are mature hedgerows comprising a number of trees providing useful shelter.

SERVICES:

Mains water is only connected to Lot 3, however we understand a supply is available from the adjoining roadways. The water troughs situated in the field parcels will be removed by the outgoing tenant, these may however be available by separate negotiation.

EASEMENT, WAYLEAVES AND FOOTPATHS:

The land is sold subject to any easements and/or wayleaves that have been granted. A public footpath crosses parcel 3.

SPORTING RIGHTS:

The Sporting Rights are excluded from the sale and are reserved by the vendor. The rights will include the right to carry out legal hunting activities including drag hunting.

LOCAL AUTHORITY:

Pembrokeshire Coast National Park Planning Authority.

METHOD OF SALE:

By Private Treaty

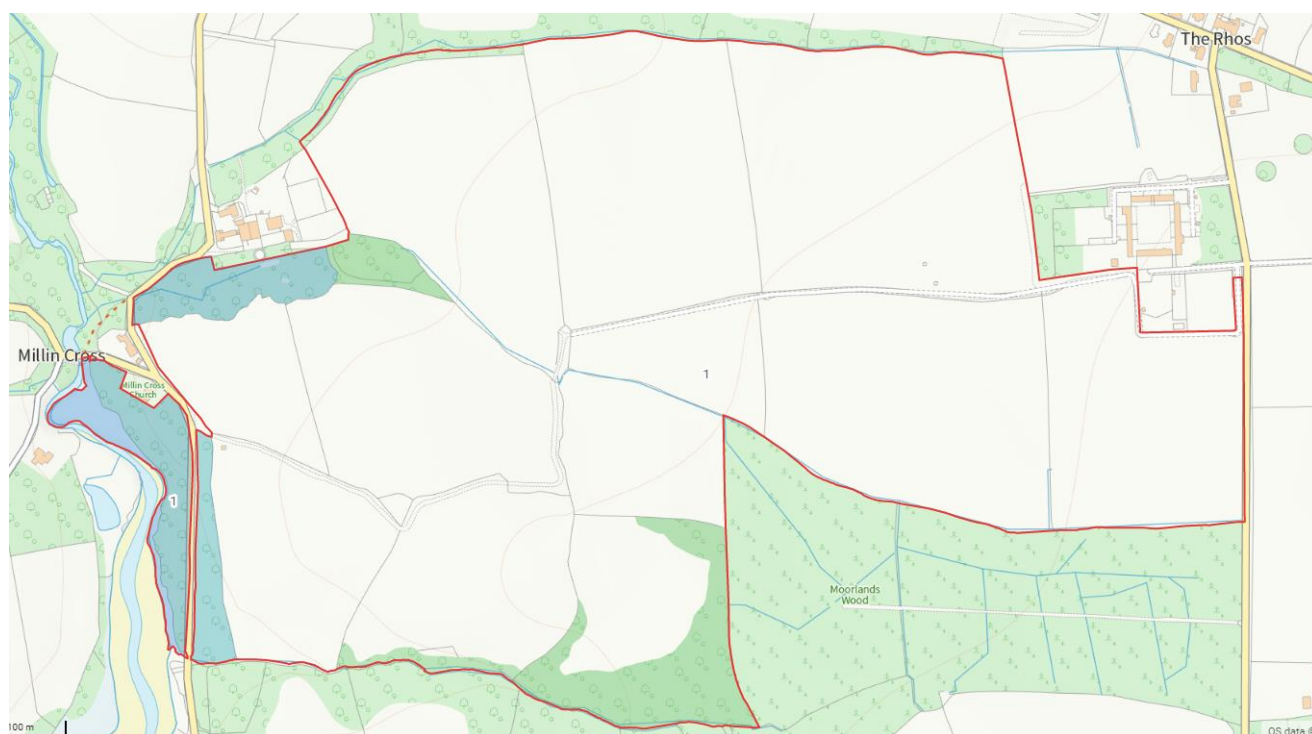
VIEWINGS:

The land can be viewed at any time during daylight hours, however people viewing should have a set of these Sales Particulars to hand.

SCHEDULE OF LAND AREAS

Lot 1

FIELD NO	LAND		WOODLAND
	ACRES	HECTARES	HECTARES
SM9913 5974			0.74
SM9913 6396	5.76	2.33	
SM9913 6874	9.74	3.94	
SM9914 8817	16.56	6.70	
SM9914 7708			0.40
SM9913 8493	11.76	4.76	
SM9913 9074	10.23	4.14	0.35
SN0014 0918	17.57	7.11	
SN0013 1398	5.19	2.10	
SN0013 0887	6.62	2.68	
SN0013 0872	5.31	2.15	
SN0013 1561			2.40
SN0014 3619	21.15	8.56	
SN0013 3994	18.98	7.68	
Pt SN0014 6225	5.92	2.40	
Pt SN0013 6590	12.21	4.94	
Other Woodland			1.17
TOTAL	147.00	59.49	5.06 (12.50 ac)



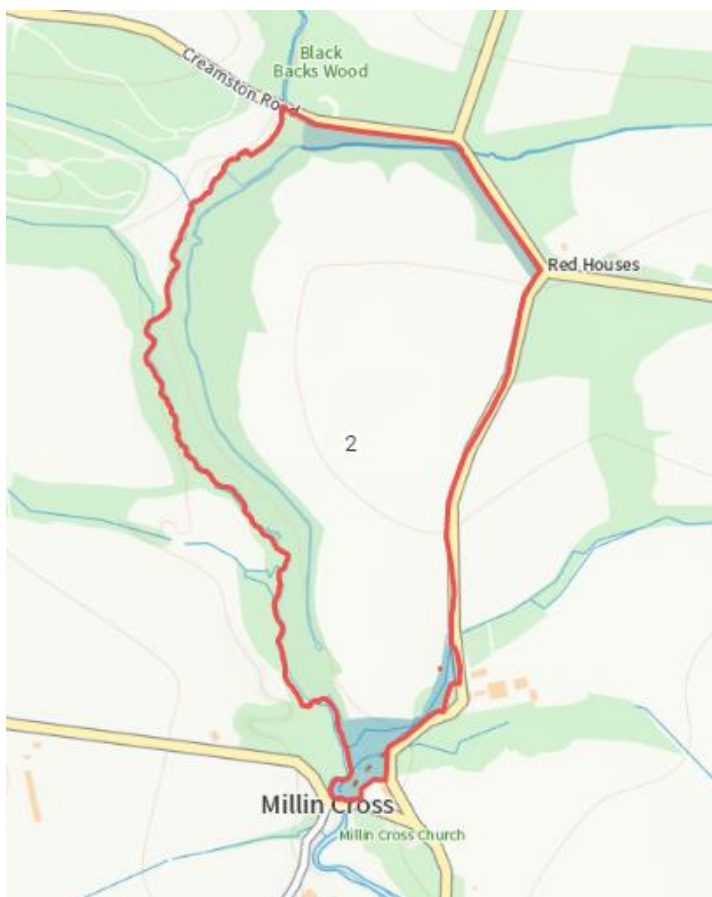
The land is currently laid to pasture and previously formed part of a dairy grazing platform, with rotational cropping. The land benefits from a hard-core roadway crossing the land from east to west suitable for machinery and livestock.

The land is fenced with electric fencing (although an alternative power source will be required on completion). There are a network of waterpipes feeding the water troughs. The water troughs are available by separate negotiation with the outgoing tenant and a new mains water connection will be required.

The Blue and Green shaded areas identify the Woodland areas forming part of the sale of Lot 1.

Lot 2

FIELD NO	LAND		WOODS
	AC	HA	HA
SM9913 3139			3.26
SM9914 2968			2.07
SM9914 4373	3.95	1.60	0.33
SM9914 5670	4.07	1.65	0.33
SM9914 6371	0.77	0.31	
SM9914 5158	9.44	3.82	
SM9914 4848	7.81	3.16	
SM9914 4636	7.81	3.16	
SM9914 4919	6.94	2.81	
Other Wood			1.53
TOTAL	40.79	16.51	7.52 (18.58 ac)



The land is currently laid to pasture and previously formed part of a dairy grazing platform with rotational cropping.

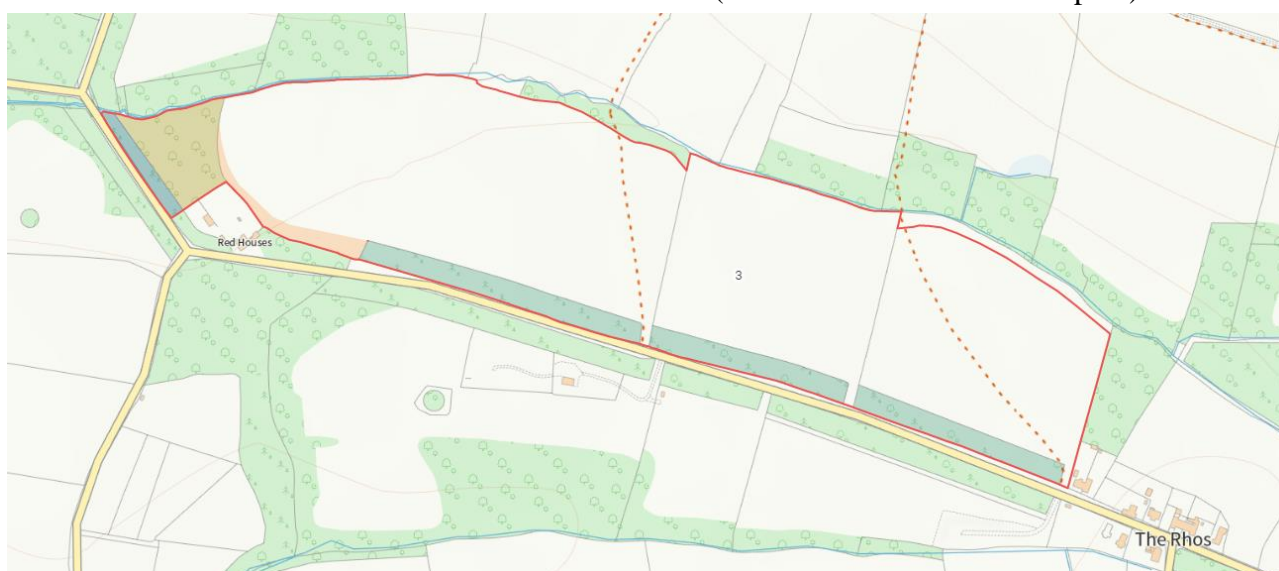
The land is fenced with electric fencing (although an alternative power source will be required on completion). There are a network of waterpipes feeding the water troughs. The water troughs are available by separate negotiation with the outgoing tenant and a new mains water connection will be required.

The Blue and Green shaded areas identify the Woodland areas forming part of the sale of Lot 2.

Lot 3

FIELD NO	AC	HA	Woods
SM9914 9474	20.06	8.12	1.57
SN0014 3262	10.25	4.15	
SN0014 5454	11.17	4.52	
Other Woods			1.70
TOTAL	41.48	16.79	3.27 (8.08 ac)

The land is currently in winter wheat, has previously been farmed in an arable rotation and will be left as stubble. The land is not fenced for livestock however benefits from a single trough supplied by mains water. The Blue and Green shaded areas identify the Woodland areas forming part of the sale of lot 3. There are two Public Rights of Way which crosses the land (as shown dotted red on the plan).



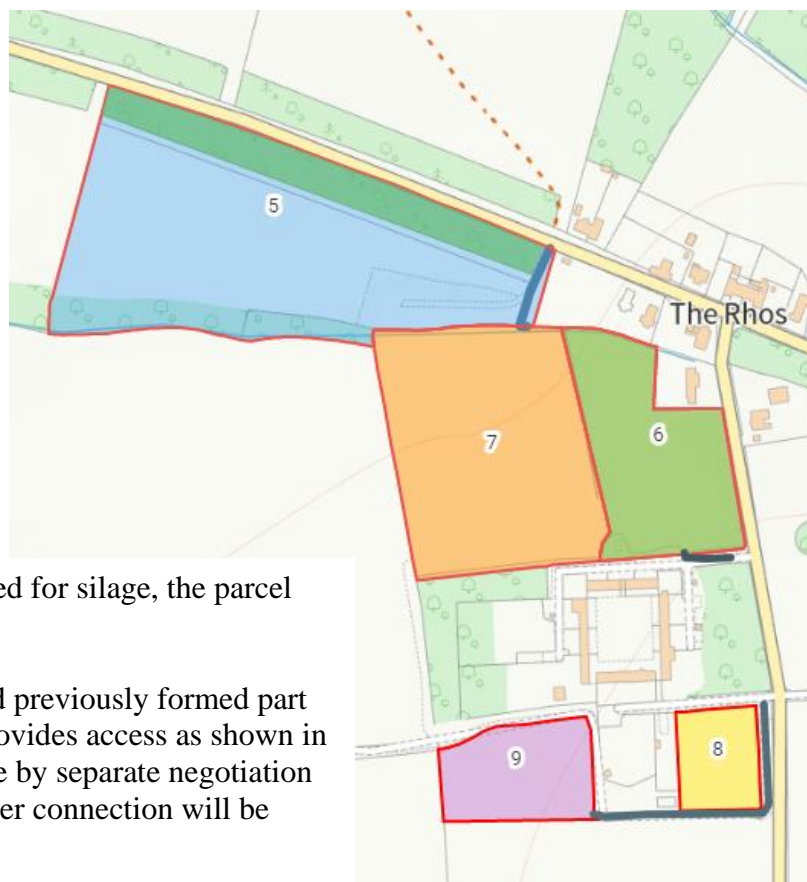
Lot 4

FIELD NO	AC	HA
SN0014 7842	5.23	2.12
SN0014 9931	9.88	4.00
TOTAL	15.11	6.12

The land is currently laid to pasture and previously formed part of a dairy grazing platform with rotational cropping. The land is stock fenced and benefits from a natural water supply and a single water trough. The water trough is available by separate negotiation with the outgoing tenant and a new mains water connection will be required.



LOT	FIELD NO	AC	HA
5	SN0014 4439	6.47	2.62
	SN0014 3833 Woods	1.01	0.41
	Woods	1.80	0.73
	TOTAL	9.28	3.76
6	Pt SN0014 6225	2.98	1.21
7	Pt SN0014 6225	5.35	2.16
8	SN0014 7204	0.91	0.37
9	SN0013 6590	1.58	0.64



Lot 5: The land is laid to pasture and is cropped for silage, the parcel includes an open quarry and woodland areas.

Lot 6: The land is currently laid to pasture and previously formed part of a dairy grazing platform. A right of way provides access as shown in grey on the plan. The water trough is available by separate negotiation with the outgoing tenant and a new mains water connection will be required.

Lot 7: The land is currently laid to pasture and previously formed part of a dairy grazing platform. A right of way across Lot 5 provides access and is to be created by the purchaser as shown in blue on the plan. The water trough is available by separate negotiation with the outgoing tenant and a new mains water connection will be required.

Lot 8: The land is currently laid to pasture and is used as a pony paddock.

Lot 9: The land is currently laid to pasture and previously formed part of a dairy grazing platform. A right of way provides access along the roadway as marked on the plan. The purchaser will be responsible for installing a stock proof fence on the southern boundary.

CONTACT DETAILS:

All enquiries should be made to the sole selling agents,
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