



For Identification Only

6.22 Acres Valley Road, Narberth, SA67 8BT

Offers in Region of **£96,000**

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@ijmorris.com

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6.22 Acres Valley Road

Narberth

A parcel of good quality grazing land, amounting to approximately 6.22 acres, situated just outside Narberth town centre and benefitting from good gated roadside access. Currently the land is used for general grazing and is stock fenced.

Situation

The land is situated approximately 1.5 miles outside of Narberth town centre, along a quiet no through road.

Description

An ideal parcel of grazing land. Good pasture, being stock fenced and enjoying gated roadside access, split into 2 paddocks. At the bottom of the land there is a natural water course.

Utilities & Services.

Electric: N/A

Water: TBC

Drainage: N/A

Local Authority: Pembrokeshire County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///sprinkle.sands.prettiest

Please note: A neighbours water pipe travels through a small section of this land and cannot be disconnected. There is also a public footpath that goes over the corner of the land.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.







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JJ Morris Narberth

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These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing