



## Mist Meadow Pembrokeshire

A fine south-facing meadow in the foothills of the Preseli Mountains with spectacular views across Rosebush reservoir. The land has a private access directly from the public highway.

### Details

**Price:** £59,000 Freehold

**Location:** Rosebush, Fishguard, Pembrokeshire

**Size:** Nearly 4 ¼ acres for sale

**OS Landranger:** OS No 145

**Grid ref:** SN 063 303

**Nearest post code:** SA66 7RA

### Local manager

**Anton Baskerville**

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## Description

Mist Medaow lies in one of Wales' most picturesque landscapes, the foothills of the Preseli Mountains within the Pembrokeshire Coast National Park. The meadow has been managed in recent years by way of grazing sheep and now presents an opportunity to someone looking for a private parcel of land to diversify through either tree planting or rewilding. There are no public rights of way across the land although a network of renowned walking routes are within easy reach of the land.

The meadow has its own private access gate directly from the B4329 which leads to an area of hardstanding where a vehicle can be parked. This access is in the middle of the western edge of the meadow, from where the land stretches out in an almost perfectly square shape. The boundaries are formed by Pembrokeshire banks and stock proof fencing on all sides, aside from a short section next to the entrance gate which is marked with field stakes.

The grassland is in excellent condition and has been improved over recent years with careful management. It has a south facing aspect with a gentle gradient dropping from the northern edge towards the valley in which Rosebush reservoir lies. This southerly aspect affords fantastic views over the water as well as favourable conditions for planting trees.

To the north and west the meadow is framed by the Preseli Mountains which offer a striking backdrop. Particularly nearby is Foel Eryr which is the westernmost summit on the Preseli Hills ridge, topping out at 468 metres, which lies just the other side of the B4329. This sprawling moorland landscape is a vital habitat for wildlife whilst also a popular place for recreation. In terms of tree planting, the land would be attractive to those interested in both carbon offsetting and amenity woodland creation, for which grants are available from the Welsh government. The Pantmaenog Forest to the east is the closest extensive woodland area to the meadow.

Mist Meadow is a canvas upon which an individual, family or small business could shape a conservation project ushering in a new phase in the history of this small corner of a famous part of Wales.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Access, tracks and footpaths

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The meadow is accessed directly from the public highway (B4329) via private entrance. There is an area of hardstanding at the entrance for parking.

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### Rights and covenants

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There are no public rights of way across the land and it comes with freehold title.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Local area and history

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The Preseli Mountains rise out of the landscape in the northern half of Pembrokeshire, topping out at 536m, in contrast to the relative lowlands of the south of the county. The landscape is wild moorland, heath, grassland and woodland, and is home to a wide range of plants and invertebrates. The area is popular with walkers. The nearby village of Rosebush was formed around the extensive quarrying of slate, which was historically the major economic driver of the area. The quarry supplied the slate for the roof of Westminster Palace.

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### How to find this meadow

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You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

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## Directions

Mist Meadow is accessed directly from the B4329 near the village of Rosebush, in Pembrokeshire. Fishguard is around a 15 minute drive away to the north west, with Haverfordwest and Cardigan both around 25 minutes by car.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. Thereafter please follow the maps. Head up the stoned track for around 120 metres and Calico Meadow will be on your left hand side.

**Google maps pin:**

<https://www.google.com/maps/dir//51.9377472,-4.81907/@51.93662,-4.8185172,962m/data=!3m1!1e3!4m2!4m1!3e0?entry=ttu>

**Satnav:** the postcode **SA66 7RA** is the nearest to meadow, but please note it is at the crossroads of the B4313 and B4329.

Coordinates for satnav are: **N51.9350, W-4.8182** for the metal gate at the start of the access track.

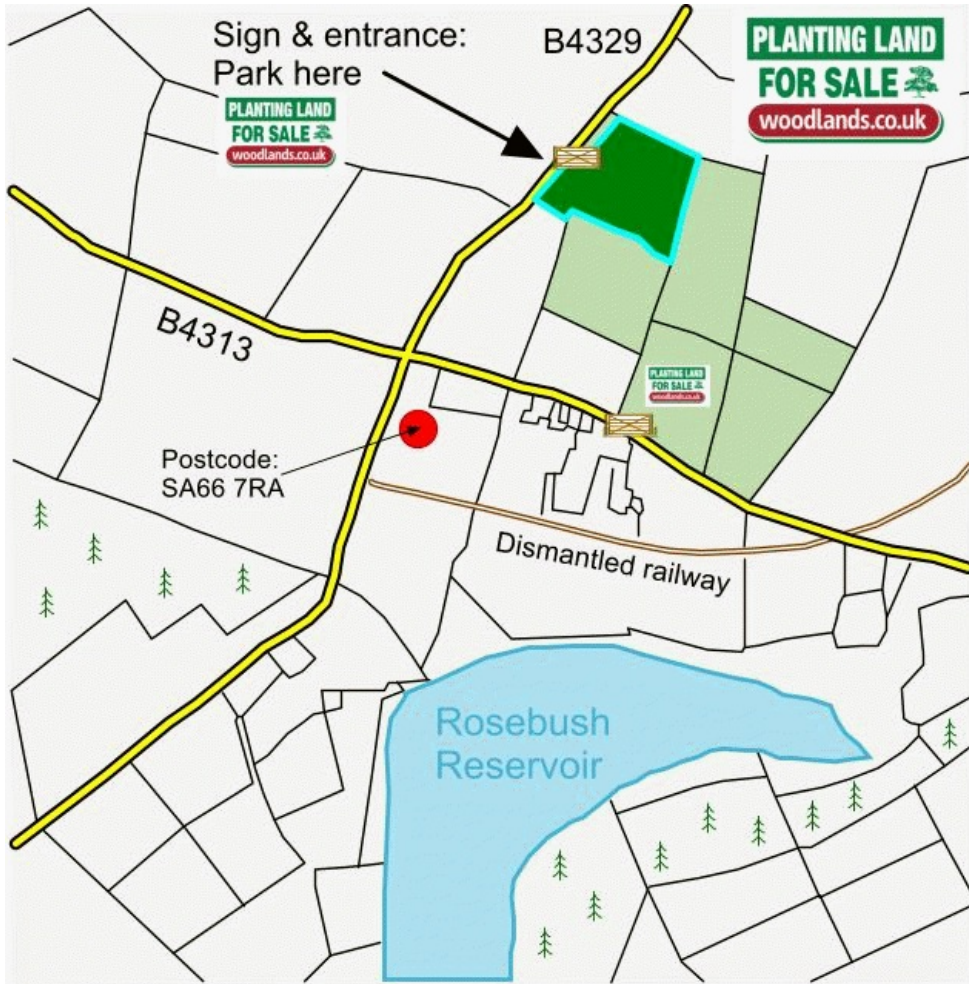
**What3Words reference:** [///enable.hawks.ruin](https://www.what3words.com/en/enable-hawks-ruin)



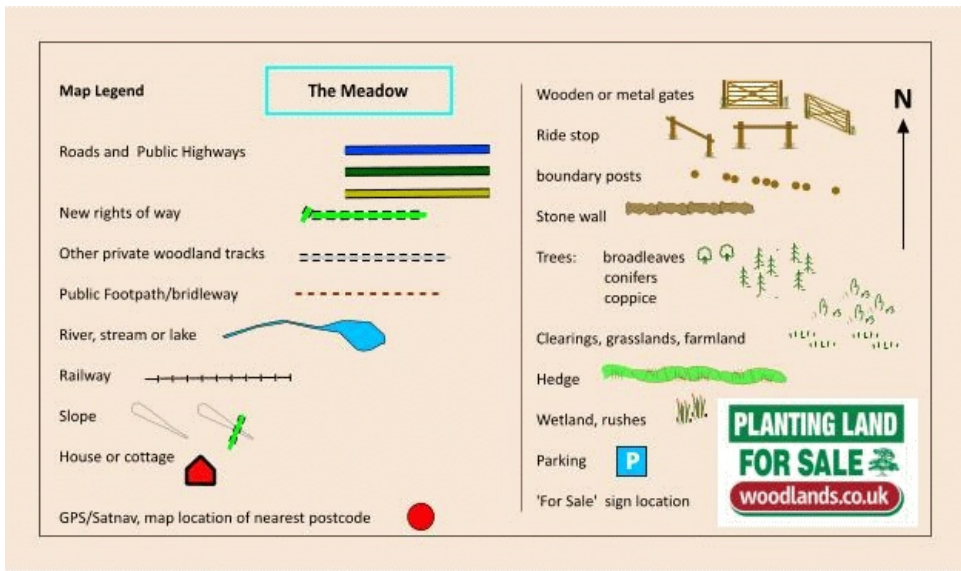
**Boundaries:**

Boundary posts are marked with turquoise paint. The meadow is bordered on all sides by Pembrokeshire banks and stock proof fencing, aside from a short section of the western boundary which is marked with field stakes.









Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.