

LAND AT PENTLEPOIR

Pentlepoir, Saundersfoot, SA69 9BJ



GUIDE PRICE £230,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Land At Pentlepoir

A UNIQUE OPPORTUNITY TO ACQUIRE A MOST CONVENIENTLY SITUATED 23.16 ACRES OF QUALITY AGRICULTURAL LAND LOCATED IN THE VILLAGE OF PENTLEPOIR.



Approximately 23.16 acres of productive agricultural land

Split into 6 conveniently sized enclosures

Laid to clean pasture

Suitable for Grazing and Mowing purposes

GUIDE PRICE £230,000



SITUATION

The land is situated in the village of Pentlepoir adjacent to the Welsh Water Reservoir. Pentlepoir is located approximately 2 miles northwest of the town of Saundersfoot. The land is situated in proximity to the A478 public highway, which runs between Kilgetty and Tenby.

PROPERTY DESCRIPTION

The agricultural land at Pentlepoir extends in all to approximately 9.37 hectares (23.16 acres) and is split into 6 conveniently sized enclosures. The land is laid to clean pasture and the parcels are therefore, suitable for both livestock grazing and silage mowing purposes. The land is generally level and slightly sloping in nature. The land is suitably fenced for stock.

The property is edged red for identification purposes on the enclosed plan.

DIRECTIONS

On entering the village of Pentlepoir head south west on the A478 towards Tenby. Directly after Pentlepoir Petrol Station and Convenience store is a tarmac lane leading directly to the land.

OVERAGE PROVISION

An overage (claw back) clause will apply to the land and will trigger if planning permission is subsequently obtained for a non-agricultural use. The clause will apply for 25 years and will entitle the seller to 50% of the increase in value associated with the grant of planning consent.

OS GRID REFERENCE

SN11058186

THE LAND

The land extends to approximately 9.37 hectares (23.16 acres) and is split into evenly sized parcels of clean pasture. The land is considered to be freely draining with slightly acid loamy soil that is suitable for both arable and grass cover. The land has been well maintained and is in a good state of repair. The agricultural land is well fenced and benefits from a mains water supply.

The land at Pentlepoir can be accessed via a private track directly off the public highway (A478). The land can also be accessed at the southern end of the property again directly off the A478 as seen on attached Location Plan.

1. Is the access route owned
2. Other users of the access

AGRI-ENVIRONMENT SCHEMES

The land is not entered into any Agri-environmental schemes and there is no apparent environmental factors affecting the land but has been used for BPS purposes in the past.

TENURE AND POSSESSION

The property is offered freehold with vacant possession.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.

TELECOMS:

There are two Telecommunication Masts located in the vicinity of the land. Both masts are owned by a third party.

SPORTING, MINERAL & TIMBER RIGHTS

All sporting, mineral and timber rights will be included within the freehold as far as they are owned.

NATIONAL RESOURCES WALES

From the National Resources Wales Flood maps we understand that the land is not susceptible to flooding.

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61
Telephone: 0300 062 5004.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.
Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP
Telephone: 0300 065 3000

BASIC PAYMENT ENTITLEMENTS:

Basic Payment Entitlements are not included within the sale.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

VENDOR'S SELLING AGENT:

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.
Telephone: 01437 760730
Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Kathryn Perkins or Isabelle Davies.

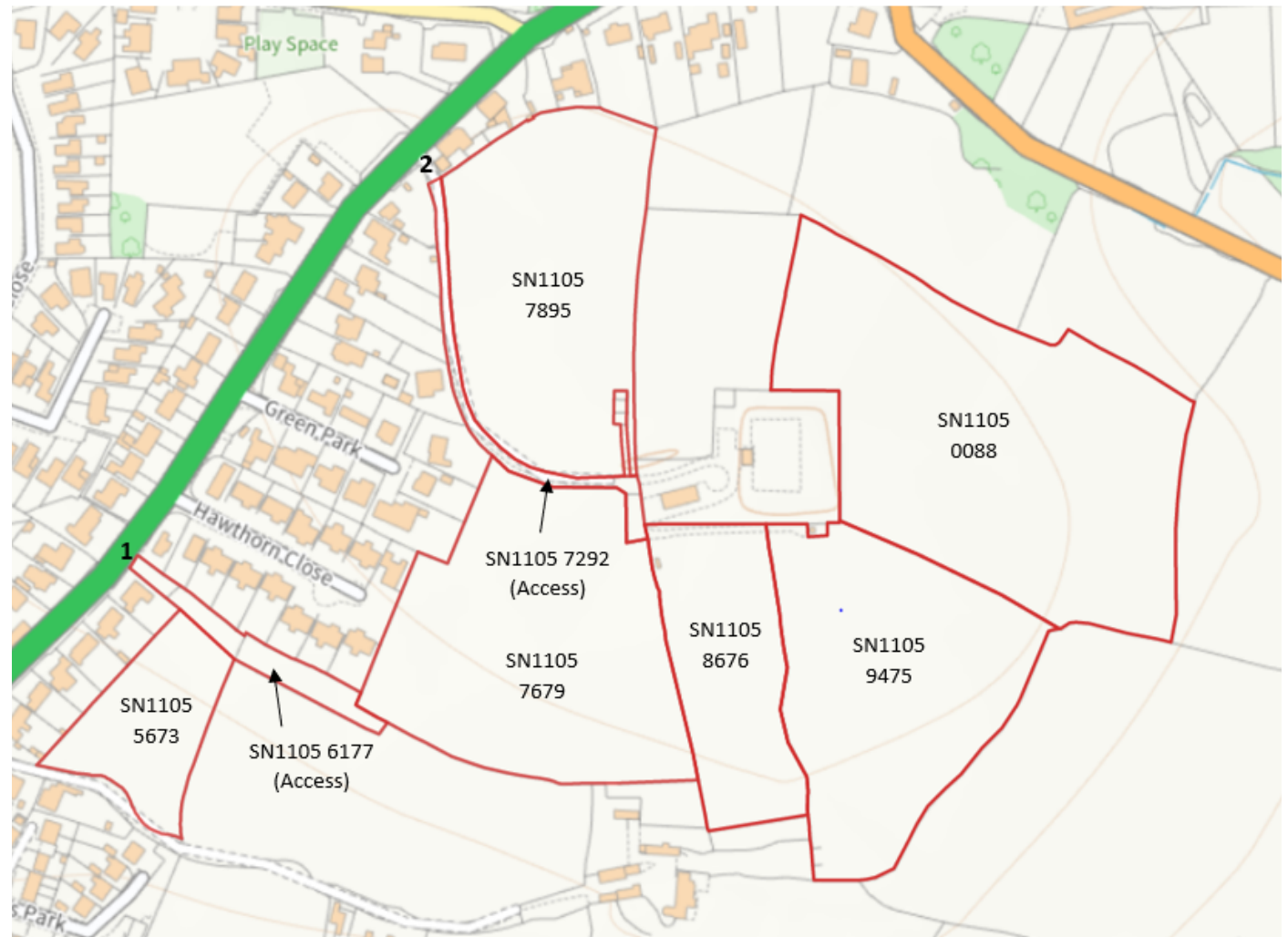
PLANS AND PARTICULARS:

The information and plans provided within these sale particulars have been prepared for the convenience of prospective purchasers. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these sale particulars are made without any responsibility on the part of the vendor or their appointed Selling Agent, and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these statements made and contained in these particulars.

Plans are provided for identification purposes only.

PLAN OF LAND

OS Field Number	Hectares	Acres
SN1105 7895	1.59	3.92
SN1205 0088	2.61	6.46
SN1105 9475	1.62	4.00
SN1105 8676	0.84	2.08
SN1105 7679	1.87	4.63
SN1105 5673	0.53	1.30
SN1105 6177 (Access)	0.17	0.42
SN1105 7292 (Access)	0.14	0.35
TOTAL	9.37	23.16



LOCATION PLAN



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS