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OWEN & OWEN

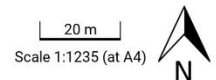
CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT LAND SITUATED IN THE ATTRACTIVE VILLAGE OF JEFFREYSTON, PEMBROKESHIRE - TOGETHER WITH ADJOINING PERIOD TWO RECEPTION, THREE BEDROOM COTTAGE



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Proposed LDP2 Allocation of 0.7ha for minimum of 14 units. Indicative affordable housing allocation 10% TOTAL SITE AREA – 0.74 HECTARES (1.83 ACRES)

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.

Owen & Owen is the trading name of Owen & Owen Limited Company Registration No: 11804977. Registered Office: 142 Main Street, Pembroke, Pembrokeshire SA71 4HN. A list of Directors can be inspected at the Registered Office.

Location

The land is situated in the attractive village of Jeffreyton and benefits from a central village location with some views over open countryside.

The village and local area has many useful local amenities including modern primary school, church and public house and is within easy driving distance of Narberth, Saundersfoot, Tenby and Pembroke. The County town of Haverfordwest is 14 Miles away and Carmarthen, the principal regional centre being some 20 miles away.

Jeffreyton is within very easy driving distance of Kilgetty which has a supermarket and offers further facilities such as doctor surgery, garages and many other local services.

The Pembrokeshire Coast National Park and the major leisure attractions of Bluestone, Folly Farm, Heatherton, Oakwood and Manor Farm are nearby.

A local branch line train station is available at Kilgetty, with network connections to mainline services available from Carmarthen.

The nearby A40 gives easy access east to the M4 at Pont Abraham.

The ferry terminal to Ireland at Pembroke Dock is 11 miles away.

Description

The property was formerly used as part of a farm and the farm buildings formerly occupying part of the site have now been demolished. The site edged red and blue on the attached plan measures approx. 0.74 hectares (1.83 acres). The area outlined in blue is the existing house and curtilage, the area outlined in red is the proposed housing allocation in LDP2.

Planning History

Outline planning permission for 8-12 residential units was previously granted by Pembrokeshire County Council on 4th September 2007 – Application No. 06/0836/PA. This Planning Permission has now lapsed.

Since the above Planning Permission was granted the land was allocated in the current LDP under allocation HSG/047/LTP/01, which is in the process of being reviewed by the Local Authority.

The current pending revision to the LDP (LDP2) seeks to retain the allocation as allocation HSG/047/00018 with a minimum of 14 units for the proposed plan period. The indicative affordable housing allocation is 1, 10%. The area of the allocated site is 0.7ha (1.73acres).

Sunnyside Farmhouse

Sunnyside Farmhouse was the former farmhouse serving the farm. The property has been vacant for some time and requires repair and total refurbishment but offers an excellent opportunity to create an attractive family home in a pretty rural village environment.

The detached period property briefly comprises of two receptions, kitchen, three bedrooms and a bathroom and is hatched blue on the attached plan.

Services

We understand that mains electricity and water are available nearby subject to making the necessary arrangements with suppliers.

We understand that the village of Jeffreyton has no foul drainage system and the development will need to be serviced by a private foul drainage system.

The vendors retain other land that adjoins the site. If required a further area of land to the north may be made available by the vendors to assist with the provision of the private foul drainage system.

Prospective purchasers should make their own enquiries of both the Local Planning Authority and with the utility providers.

Access

Access to the property is off the public maintained highway.

Boundaries

The purchaser will be responsible for the erection of a stock proof fence along points A-B-C-D of the boundary together with any other boundaries that may be required as part of any development. The purchaser and their successors in title will thereafter be responsible for their repair and maintenance in perpetuity of all boundaries.

Local Authority

Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP
Tel No 01437 764551

Tenure

The property will be sold freehold with vacant possession being given upon completion.

Guide Price

£450,000 (Four Hundred and Fifty Thousand pounds) subject to contract for the freehold interest.

Viewing

Prospective purchasers may view the property at any reasonable hour providing that they contact the sole selling agents Owen & Owen in advance and have a copy of these details to hand.

Contact

Lloyd James MRICS FAAV – 01646 621500

