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OWEN & OWEN
CHARTERED SURVEYORS

FOR SALE

0.79 ACRES OF PERMANENT PASTURE SITUATED AT MAIDENWELLS



**A useful block of amenity grassland
located in the village of Maidenwells.**

**OFFERS IN THE REGION OF £15,000
SUBJECT TO CONTRACT**

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:

0.79 acres of grassland as one single paddock, as shown outlined in red on the attached plan. This land is situated in the centre of the village of Maidenwells. The parcel benefits from roadside access and is suitable for a variety of agricultural, equestrian or amenity uses subject to the necessary planning permission.

LOCATION:

The land lies North of the property 'Glyfada' in the centre of Maidenwells, accessed by a roadside gateway.

DIRECTIONS:

From Pembroke travel South on the B4319 towards Maidenwells. In the village, take the right turn before the roundabout, then the next left along a hardcore road. The gateway is on the left 100m from the turning. Please see attached location plan.

ACCESS:

From a roadside gate situated on the Northern boundary. The land benefits from a right of access across the hardcore roadway.

BOUNDARIES:

Boundaries to the pasture are mature hedgerows comprising a number of trees providing useful shelter. There is limited boundary fencing.

SERVICES:

We understand that there is no current water supply or any other services connected to the property

EASEMENT, WAYLEAVES AND FOOTPATHS:

The land is sold subject to any easements and/or wayleaves that have been granted. The land is subject to an overage for the future development, further details are available from the selling agents.

LOCAL AUTHORITY:

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

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.

GUIDE PRICE:

Offers in the region of £15,000 subject to contract.

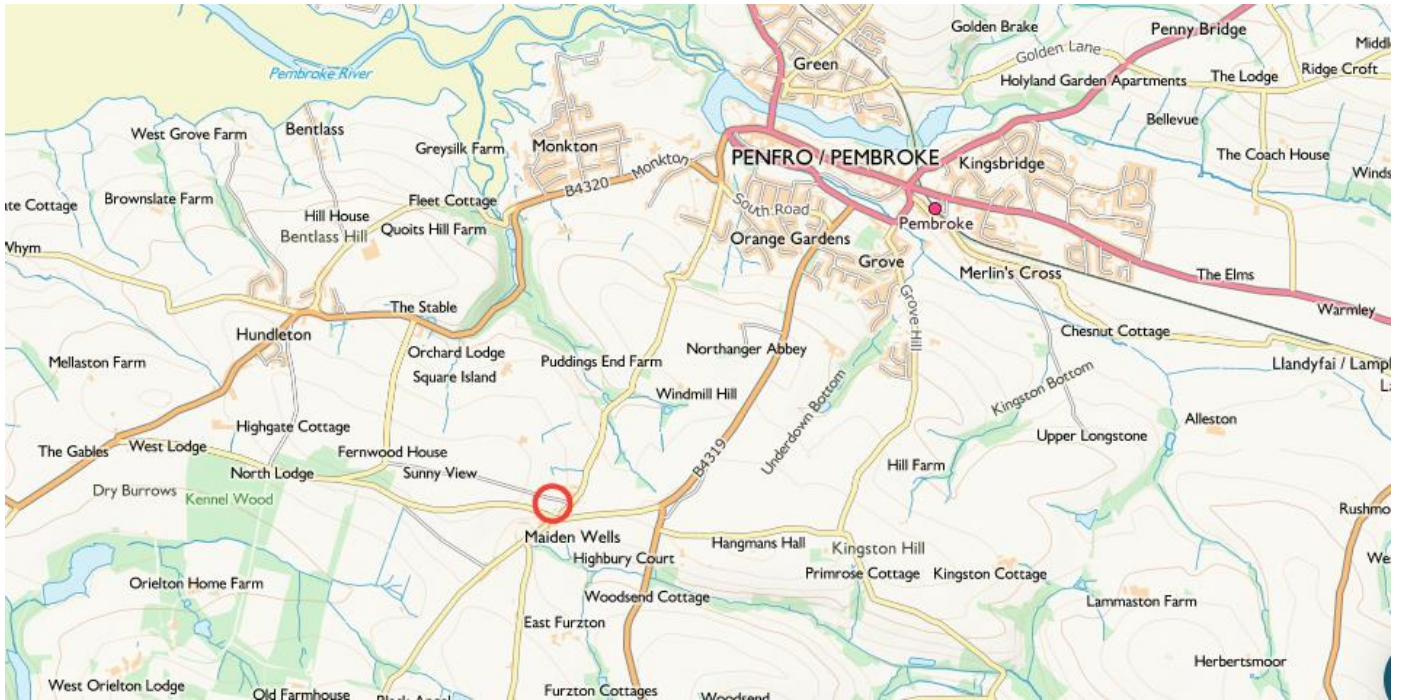
SCHEDULE OF LAND

| FIELD NO | ACRES |
|-----------------|--------------|
| SR9799 3073 | 0.79 |
| TOTAL | 0.79 |

CONTACT DETAILS:

All enquiries should be made to the sole selling agents, Owen & Owen, 142 Main Street, Pembroke, SA71 4HN Telephone: 01646 621500. E-Mail: info@owenandowen.co.uk

LAND NORTH OF GLYFADA, MAIDENWELLS, PEMBROKESHIRE, SA71 5ES



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For identification purposes. Not to scale.