

142 Main Street • Pembroke
Pembrokeshire • SA71 4HN
Tel: (01646) 621500 •
Email: info@owenandowen.co.uk
Website: www.owenandowen.co.uk

OWEN & OWEN
CHARTERED SURVEYORS

FOR SALE

4.38 ACRES OF PERMANENT PASTURE SITUATED AT STEPASIDE



**A block of grassland
located above the village of Stepaside.**

**OFFERS IN THE REGION OF £25,000
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:

4.38 acres of grassland as one single paddock, as shown outlined in red on the attached plan. This land is situated overlooking the village of Stepside. 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 is located 1.1km on from the centre of kilgetty, accessed by a roadside gateway.

DIRECTIONS:

From kilgetty travel East along Carmarthen Road through the village. Take the right turn after the school, then follow the road crossing the A477 via the bridge for 800 metres. The gateway is on the left. Please see attached location plan.

ACCESS:

From a roadside gate situated on the southern boundary.

BOUNDARIES:

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

SERVICES:

We understand that there is no current mains water supply however there is a stream located at the bottom of the paddock 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.

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 £20,000 subject to contract.

SCHEDULE OF LAND

FIELD NO	ACRES
SN1307 7938	4.38
TOTAL	4.38

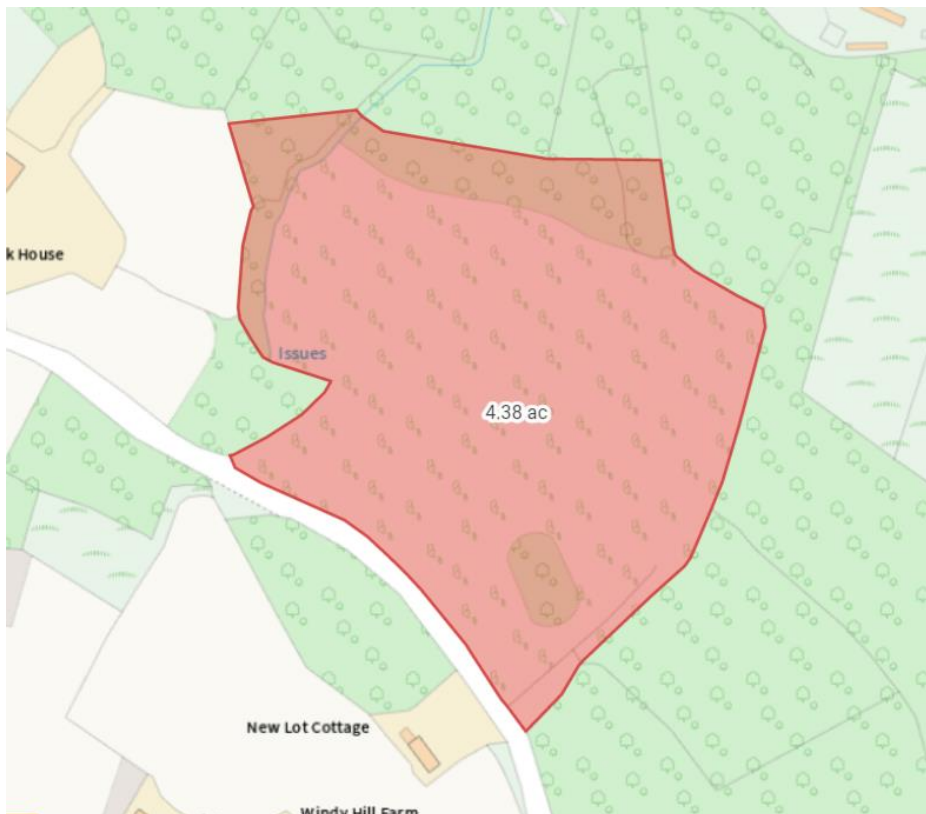
CONTACT DETAILS:

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 1.1 KM FROM THE CENTRE OF KILGETTY, STEPASIDE, PEMBROKESHIRE, SA67 8JX



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For identification purposes. Not to scale.