

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

11.44 ACRES OF PRIME AGRICULTURAL LAND SITUATED AT MAIDENWELLS



**A useful block of productive agricultural land
located to the south of the village of Maidenwells.**

BEST AND FINAL OFFERS BY 12 NOON ON FRIDAY 28TH OCTOBER 2022

**OFFERS IN EXCESS OF £115,000
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:

A single parcel of land measuring 11.44 acres of productive land which has been farmed in an arable rotation. This land is situated to the south 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 south of the former main road known as Clay lane. The parcel is accessed via a gateway off Clay lane or off the minor road leading to St Twynells, a new access will be created off this roadway adjoining the area of land being retained by the vendor.

DIRECTIONS:

From Pembroke travel South on the B4319 towards Maidenwells. In the village, take the left turning on the roundabout, the land lies 400m on the right. Please see attached location plan.

ACCESS:

From a roadside gate situated on the northern and south east boundary.

BOUNDARIES:

Boundaries to the land are mature hedgerows comprising a number of trees providing useful shelter. There is limited boundary fencing. **An area as outlined on the plan is being retained.**

SERVICES:

We understand that there is a current water supply to the land on the eastern boundary. There are also high pressure water mains that cross the land.

EASEMENT, WAYLEAVES AND FOOTPATHS:

The land is sold subject to any easements and/or wayleaves that have been granted. **The land is no longer 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:

Best and final offers are made by 12 noon on Friday 28th October 2022.

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 excess of £115,000 subject to contract.

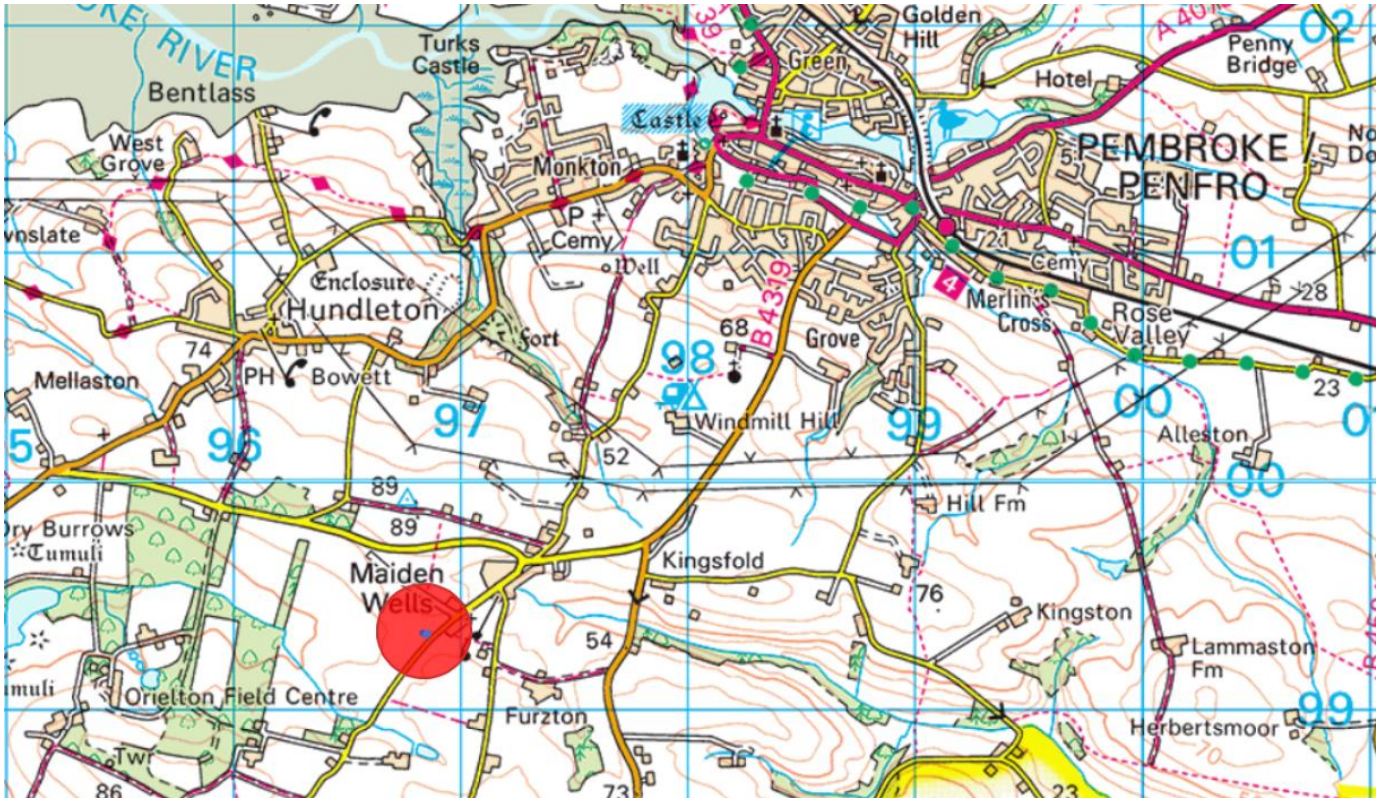
SCHEDULE OF LAND

FIELD NO	ACRES
SR 9699 7845	4.63
TOTAL	4.63

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 SOUTH OF MAIDENWELLS, PEMBROKESHIRE, SA71 5ES



For identification purposes. Not to scale.