

Approximately 5.91 acres (2.39 hectares) of
WOODLAND AT LLAWHADEN



GUIDE PRICE £45,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

5.91 Acres (2.39 ha) of Woodland at Llawhaden

A UNIQUE OPPORTUNITY TO ACQUIRE A SCEINIC AREA OF WOODLAND IN THE HEART OF LLAWHADEN, PEMBROKESHIRE FOR A VARIETY OF AMENITY, CONSERVATION OR RECREATIONAL PURPOSES



Approximately 5.91 acres of deciduous Woodland

Sloping site

Nestled in between Llawhaden Castle and the Eastern cleddau, with fine views over the surrounding countryside and river landscape

Roadside Frontage

Variety of tree species and rich in natural habitat

GUIDE PRICE £45,000



SITUATION / DIRECTIONS

The Woodland is situated on the eastern edge of Llawhaden village, at the foot of the slope that drops down from Llawhaden Castle to St. Aidan's Church. The wood can be approached either from the minor council road that serves the village from the A40 trunk road, or from nearby Bethesda, some 2 miles to the north east.

OS GRID REFERENCE

SN 0740 1740

TENURE AND POSSESSION

The property is offered freehold with vacant possession available on completion.

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

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

There is a public footpath crossing the southern section of the woodland. It links the village with St. Aidan's Church.

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.

SERVICES:

There are no services connected to the property

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

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

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 Rodney Powell or
Isabelle Davies.

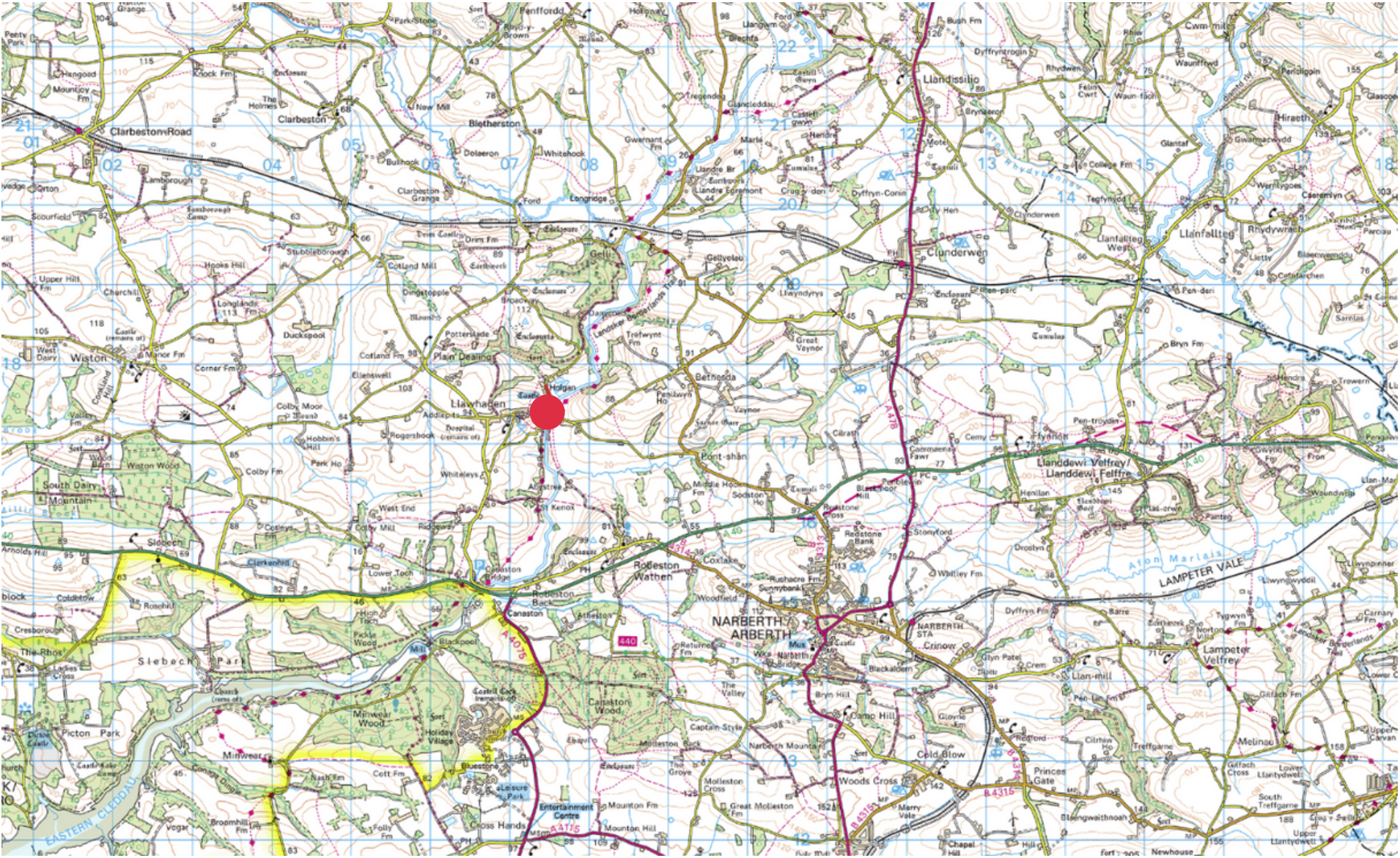
PLANS AND PARTICULARS:

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.



LOCATION PLAN



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





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