

# 7.20 Acres of Land on Temple Bar Road Pentlepoir, Saundersfoot, SA69 9BN



GUIDE PRICE £85,000

EDWARD H PERKINS  
RURAL CHARTERED SURVEYORS



# Land on Temple Bar Road, Pentlepoir

A UNIQUE OPPORTUNITY TO ACQUIRE A MOST CONVENIENTLY SITUATED 7.20 ACRES OF QUALITY AGRICULTURAL LAND LOCATED IN THE VILLAGE OF PENTLEPOIR.



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\*Approximately 7.20 acres of productive agricultural land\*

\*One enclosure\*

\*Laid to clean pasture\*

\*Suitable for Grazing and Mowing purposes\*

\*GUIDE PRICE £85,000\*



## SITUATION

The land is situated along Temple Bar Road in the village of Pentlepoir. Pentlepoir is located approximately 2 miles northwest of the town of Saundersfoot. The land is situated in proximity to the A478 public highway, which runs between Kilgety and Tenby.

## PROPERTY DESCRIPTION

The agricultural land at Pentlepoir extends in all to approximately 7.20 acres in one enclosure. The land is laid to clean pasture and suitable for both livestock grazing and silage mowing purposes. The land is sloping in nature. The land does not currently benefit from a mains water connection, however there is a mains water supply in close proximity and it would be possible for any purchaser to obtain a water connection at their own cost.

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

## DIRECTIONS

On entering the village of Pentlepoir head south west on the A478 towards Tenby. At Pentlepoir Petrol Station and Convenience store take the second exit on the roundabout. On entering Temple Bar Road drive 200 ft and take the lane opposite the playground road sign. The access to the land is located approximately 0.2 miles down the lane. A 'For Sale' Board is erected at the end of the lane.

## OVERAGE PROVISION

An overage (claw back) clause will apply to the land and will trigger if planning permission is subsequently obtained for a non-agricultural use. The clause will apply for 25 years and will entitle the seller to 50% of the increase in value associated with the grant of planning consent.

## OS GRID REFERENCE

SN11750627

## THE LAND

The land extends to 7.20 acres set in one parcel. The land is sloping in nature and has historically been used for grazing and silage purposes. The land is considered to be freely draining with slightly acid loamy soil. The land has been well maintained and is in a good state of repair. The land does not currently benefit from a mains water supply. However it is possible for any purchaser to obtain a water supply at their own cost.

The land on Temple Bar Road can be accessed via a track directly off the public highway (A478). There is an existing right of way down this track. Access marked on attached plan.

## AGRI-ENVIRONMENT SCHEMES

The land is not entered into any Agri-environmental schemes and there is no apparent environmental factors affecting the land but has been used for BPS purposes in the past.

## TENURE AND POSSESSION

The property is offered freehold with vacant possession.

## EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.

## 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.

## 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

## BASIC PAYMENT ENTITLEMENTS:

Basic Payment Entitlements are not included within the sale.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## 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: Isabelle@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Kathryn Perkins 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.

# PLAN OF LAND





# LOCATION PLAN



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







St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG  
Tel: 01437 760 730  
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