

Approximately 4.22 acres (1.71 hectares) of
WOODLAND AT LLAWHADEN



GUIDE PRICE £40,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

4.22 Acres (1.71 ha) of Woodland at Llawhaden

AN UNIQUE OPPORTUNITY TO ACQUIRE A NATURAL AREA OF WOODLAND ON THE EDGE OF LLAWHADEN, PEMBROKESHIRE, FOR A VARIETY OF AMENITY, CONSERVATION OR RECREATIONAL PURPOSES



- *Approximately 4.22 acres of deciduous Woodland & roadside verge (western part)*
- *Scenic hillside location*
- *Sloping site with stream at base of valley*
- *Frontage onto stone track*
- *Variety of tree species and rich in natural habitat*
- *GUIDE PRICE £40,000*



SITUATION / DIRECTIONS

The Woodland is situated on the northern edge of Llawhaden village, central Pembrokeshire. It is approached over a stone track (which leads to Broomhill Cottage/Stoneyford), which starts at a point opposite Ash Grove.

OS GRID REFERENCE

SN 0617 8060

TENURE AND POSSESSION

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

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

The track dividing the land does not form part of the sale, and is designated as a bridleway.

SPORTING, MINERAL & TIMBER RIGHTS

All sporting, mineral and timber rights will be included within the freehold as far as they are owned.

SERVICES:

There are no services connected to the property.

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

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP
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.

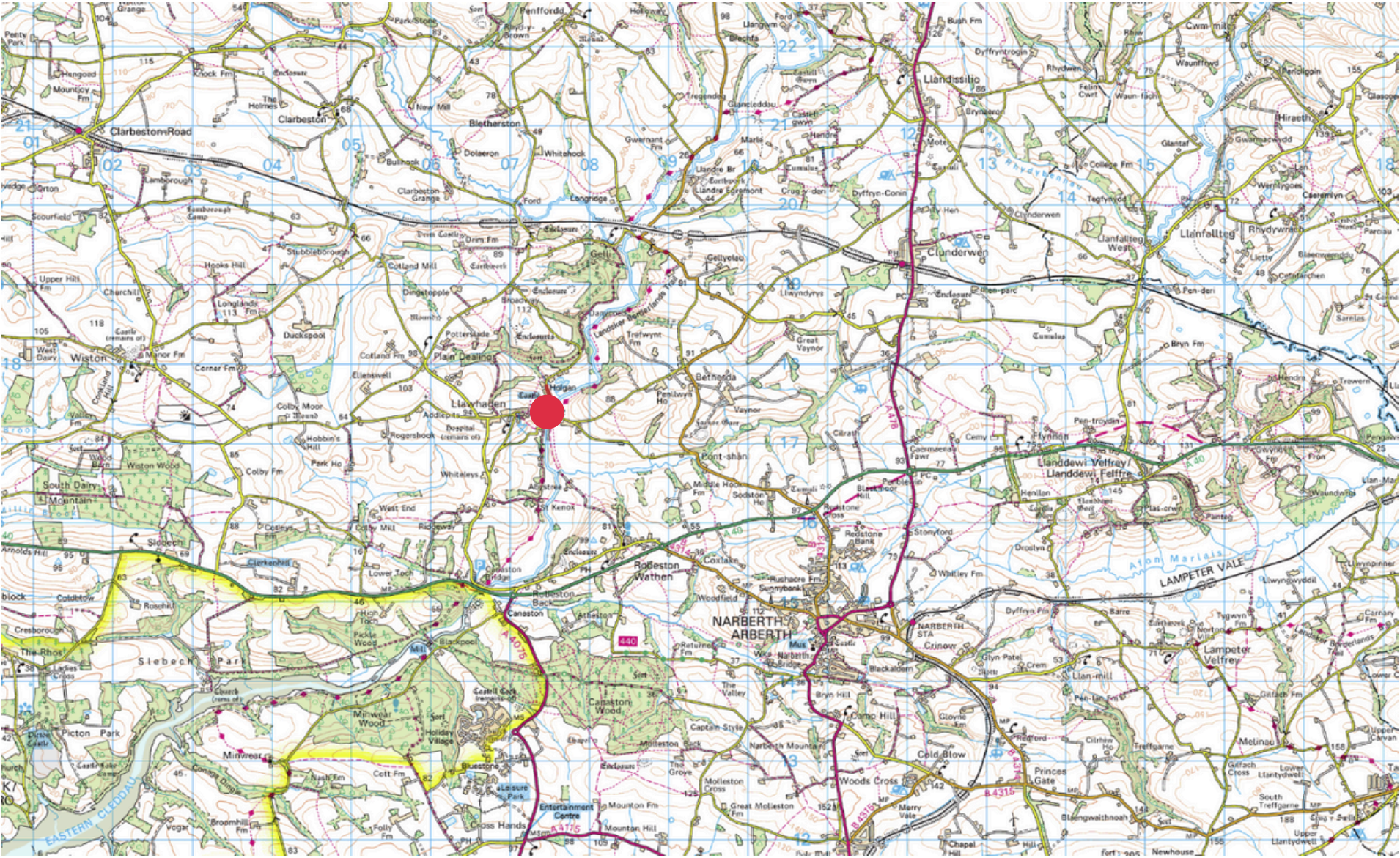
PLANS AND PARTICULARS:

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



PLAN



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