

For Sale

Penally Rifle Range & Adjacent Land

62.12 Hectares of Agricultural Land
Penally, Tenby, Pembrokeshire

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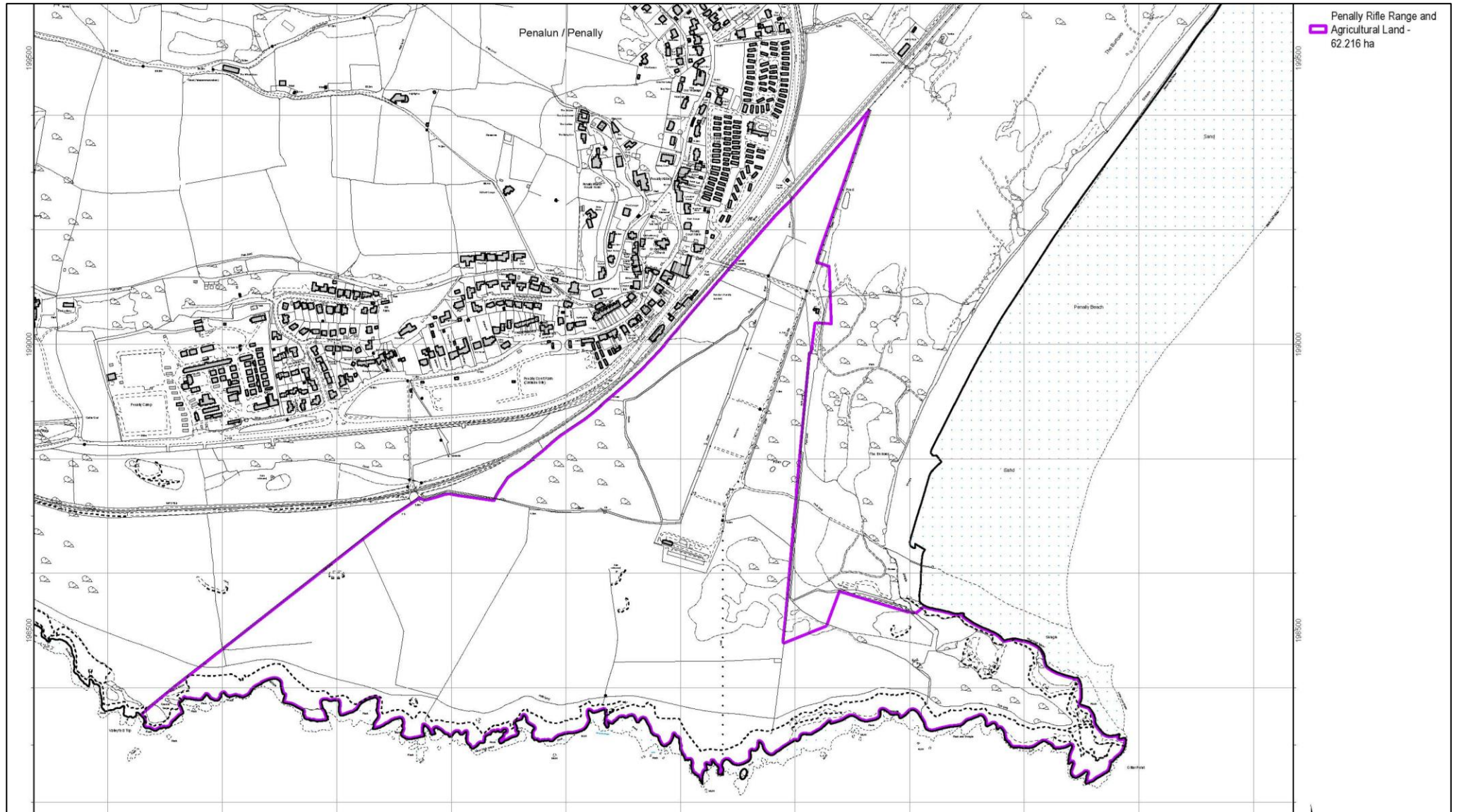
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1. Location

Penally Rifle Range – Outlined in purple for identification purposes only



2. Property Overview

62.12 hectares of agricultural grazing land to the south of Penally village.



Description

Located south of the village of Penally, Penally Rifle Range consists of c.62 hectares of primarily agricultural land between the A4139 and the Pembrokeshire Coast. To the east it is bordered by Tenby Golf Club. Penally Train station sits at the north corner of the site.

A proportion of the site has been historically used by the military as a firing range, with the majority used mostly for grazing. It consists primarily of undulating green fields, with mixed vegetation, scrub and sand dunes. There are numerous public rights of way, including a segment of the Welsh Coast Path running along the cliff edge.

Access comprises an unmade 'off-road' track accessed under a railway bridge to the south-west. The property can also be accessed from the north-east over the level crossing next to Penally train station car park. However, access over this level crossing to the north-east has conveyance limits, with our understanding that the MOD enjoys "a right of way but only for military purposes (of all kinds) over the road".

History

Penally Rifle Range has been an important part of Pembrokeshire's history. First opened in 1860 for musketry training after the Crimean War, it was used by British and Allied troops in the First and Second World Wars to prepare for combat.

Avison Young | Penally Rifle Range

Ownership

Currently owned Freehold (*Title: CYM379749*) by the Ministry of Defence, the land has been confirmed as surplus to military requirements. As such, the Defence Infrastructure Organisation has instructed Avison Young to market the property.

Key Points

- 62.12 Hectares
- c.2 miles from Tenby
- Subject to a terminable stock grazing licence.
- Within the Pembrokeshire National Park
- Majority of the site subject to SSSI and SAC environmental designations
- Local Site of Geological Interest and a Minerals Safeguarding Zone
- Zone C2/3 flood risk
- First World War Practice Trenches on the site, to the south-west of the firing range, which are a designated Scheduled Ancient Monument (Reference Number PE483).

Tenby



Situation

Penally Rifle Range is approximately two miles by car from Tenby, a picturesque coastal town nestled in Pembrokeshire, Wales, offers a captivating blend of history, natural beauty, and vibrant culture. With its charming Georgian architecture, sandy beaches, and rich maritime heritage, Tenby has long been a popular destination for both locals and visitors alike.

The town attracts a mix of permanent residents, holiday homeowners, and tourists from all walks of life. The population has experienced steady growth in recent years, driven by the desirability of its location and the increasing popularity of coastal living.

Tenby's economy is primarily driven by tourism and hospitality. The town's stunning beaches, historic attractions, and charming atmosphere draw visitors from far and wide, supporting a thriving local tourism industry. Hotels, restaurants, shops, and other businesses cater to the needs of tourists, contributing to the town's economic vitality. In addition to tourism, Tenby also benefits from a growing number of independent businesses and creative industries, adding to its diverse economic landscape.

Tenby has a mix of housing types, including traditional terraced houses, detached homes, and apartments. A significant number of properties are second homes or holiday rentals, reflecting the town's popularity as a tourist destination.

Acting on behalf of the Defence Infrastructure Organisation, Avison Young have been instructed to request formal expressions of interest for Penally Rifle Range & adjacent land (as a single lot) to be submitted before **midday Wednesday 20th November 2024.**

Please contact Avison Young for further details.

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