



EDWARD H PERKINS

RURAL CHARTERED SURVEYORS



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For Sale by Private Treaty

**Approximately 15.76 acres of Woodland.
Part of Coed Gelli Fawr Woods, Gwaun Valley,
North Pembrokeshire.**



- **An attractive parcel of deciduous woodland.**
- **A valuable amenity opportunity.**
- **Roadside frontage and separate access over adjoining track.**
- **Peaceful setting in the picturesque Upper Gwaun Valley.**
- **Sloping site with fine views to Mynydd Carn Ingli and the surrounding countryside from elevated section.**
- **Opportunities for a wide variety of agri-environment schemes, rural pursuits and wildlife/conservation projects.**
- **Situated close to the popular coastal village of Newport (3 miles) and several other North Pembrokeshire attractions.**
- **Tracks formed inside the parcel to allow vehicular movements.**
- **Disused quarry with double gated entrance.**
- **A beautiful part of the Pembrokeshire Coast National Park.**

Guide Price £70,000

AMC

AGENT

NFU
Rural Surveyors Firm

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tfa Tenant
Farmers
Association

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GENERAL DESCRIPTION:

An unique opportunity to purchase an attractive parcel of deciduous woodland extending in all to some 15.76 acres, situated in the picturesque setting of the Upper Gwaun Valley. The woodland offers opportunities for a wide variety of rural pursuits, agri-environment management schemes and wildlife/conservation projects, and can be accessed either from the public highway which runs along the northern boundary, or from a track (which is a bridleway/public footpath) on adjoining land, which runs alongside the south western edge.

Tracks have been formed within the parcel, which allow passage through the trees and assists with management. There is a disused quarry in the western section which has double gated access from the public highway, and provides a useful parking/storage area for machinery, with stone ramp access up to the woodland above. The woodland occupies a fine position in a beautiful part of the Pembrokeshire Coast National Park and a viewing is highly recommended.

SITUATION:

The woodland is situated in the Upper Gwaun Valley, alongside the unclassified minor country road that runs between Pontfaen (3 miles west) and Cilgwyn (1.5 miles east). The popular coastal village of Newport is situated some 3 miles to the north.

OS GRID REFERENCE: SN 0630 3560.

SERVICES:

There are currently no mains services connected to the property.

TENURE AND POSSESSION:

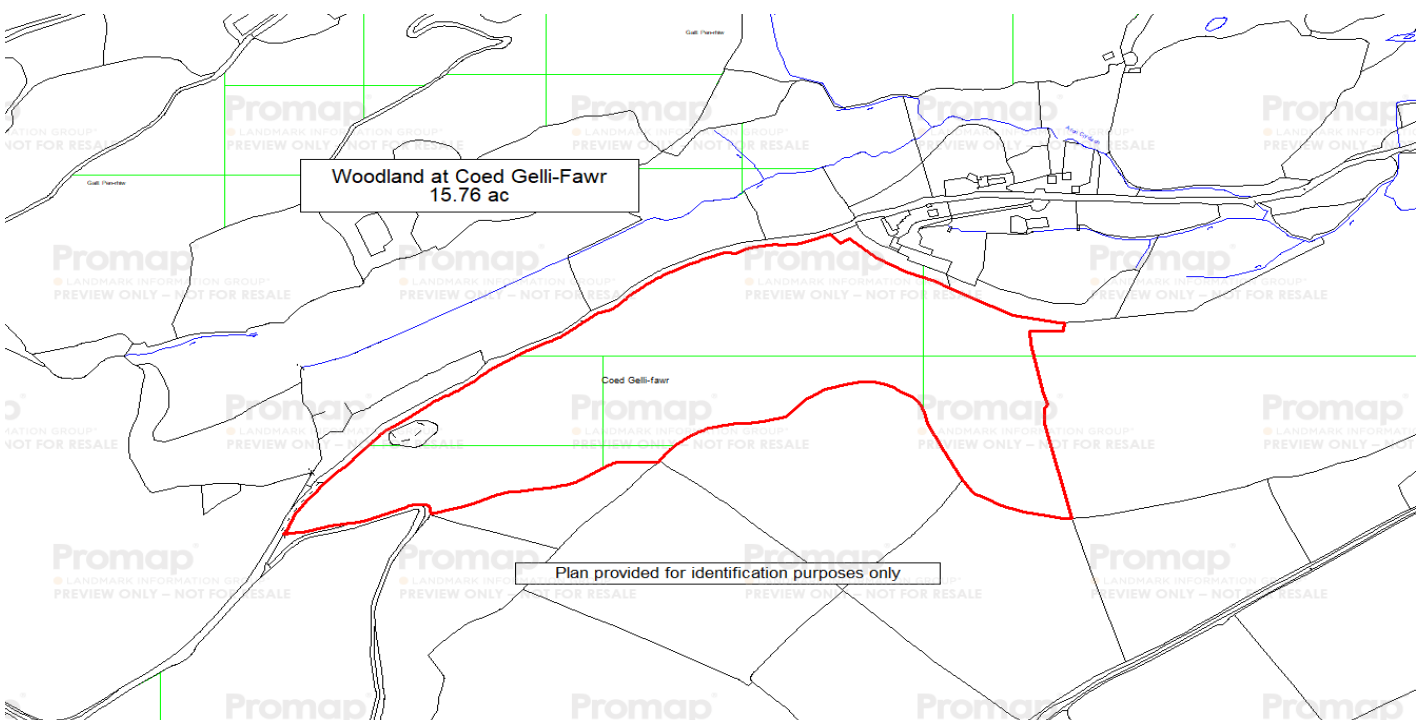
The woodland is offered freehold tenure and vacant possession will be given upon completion.

EASEMENTS, RIGHT OF WAY AND WAYLEAVES:

Access can be taken over the track (held in third party ownership) which runs alongside the western corner of the woodland.

AGRI-ENVIRONMENT SCHEMES:

The woodland is currently part of a Glastir Advanced agri-environment management agreement, which ends on 31st December 2019.



VIEWING ARRANGEMENTS:

Interested parties are welcome to view the woodland at their own convenience, however, the selling agent must be made aware of any intention to inspect.

VENDOR'S SOLICITORS:

Danielle Busby of Welch & Co. Solicitors, Mercantile Building, 5 Castle Street, Cardigan, Ceredigion, SA43 3AB. Telephone 01239 614070.

PLANS AND PARTICULARS:

The particulars and plan have been prepared for the convenience of prospective purchasers. Although believed to be correct, they do not constitute any part of an offer or a contract. Statements made in these particulars are made without any responsibility on the part of the vendor or their appointed agent and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of these statements made or contained in these particulars. The plan has been provided for identification purposes only.

STATUTORY AUTHORITIES:

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

Tel. 01437 764551.

Pembrokeshire Coast National Park Authority, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY.

Tel. 01646 624800.

