2.71 acres of Woodland off Guildford Row, Llangwm, Haverfordwest.





GUIDE PRICE £20,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Woodland off Guildford Row, Llangwm, Haverfordwest.

A parcel of woodland extending in all to approximately 2.71 acres (1.10 ha),
situated on the southern edge of Llangwm village overlooking Llangwm Pill and the western Cleddau estuary beyond.

Guide Price £20,000





SITUATION
The woodland is situated on the southern edge of Llangwm village with direct roadside access off Guildford Row.

DESCRIPTION
A parcel of amenity woodland situated in an idyllic location overlooking Llangwm Pill, within the Pembrokeshire Coast National Park.

DIRECTIONS
From Llangwm go south through the village down into Guildford, Lower Llangwm and then left on to Guilford Row, follow this road and you will see a 'For Sale' board on your left hand side marking the woodland.

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

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TENURE AND POSSESSION
The property is offered freehold and vacant possession will be available upon completion.

ACCESS
The property has direct roadside access from Guildford Row, Llangwm.

SERVICES
No services.

STATUTORY AUTHORITIES
Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TP.
Telephone: 01437 764551.

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

Pembrokeshire Coast National Park Office, Llanion Park, Pembroke Dock, SA72 6DY. Tel: 01646 624800

PUBLIC RIGHTS OF WAY
There is a bridleway following the line of mean high tide.

VIEWING ARRANGEMENTS
Please contact the selling agent.

VENDOR'S SELLING AGENT:
Edward H Perkins Rural Chartered Surveyors,
St John House,
Salutation Square,
Haverfordwest,
Pembrokeshire,
SA61 2LG.
Telephone: 07970 370028
Email: rodney@edwardperkins.co.uk

METHOD OF SALE
The land is offered for sale by Private Treaty.

OS GRID REFERENCE
SM99430899

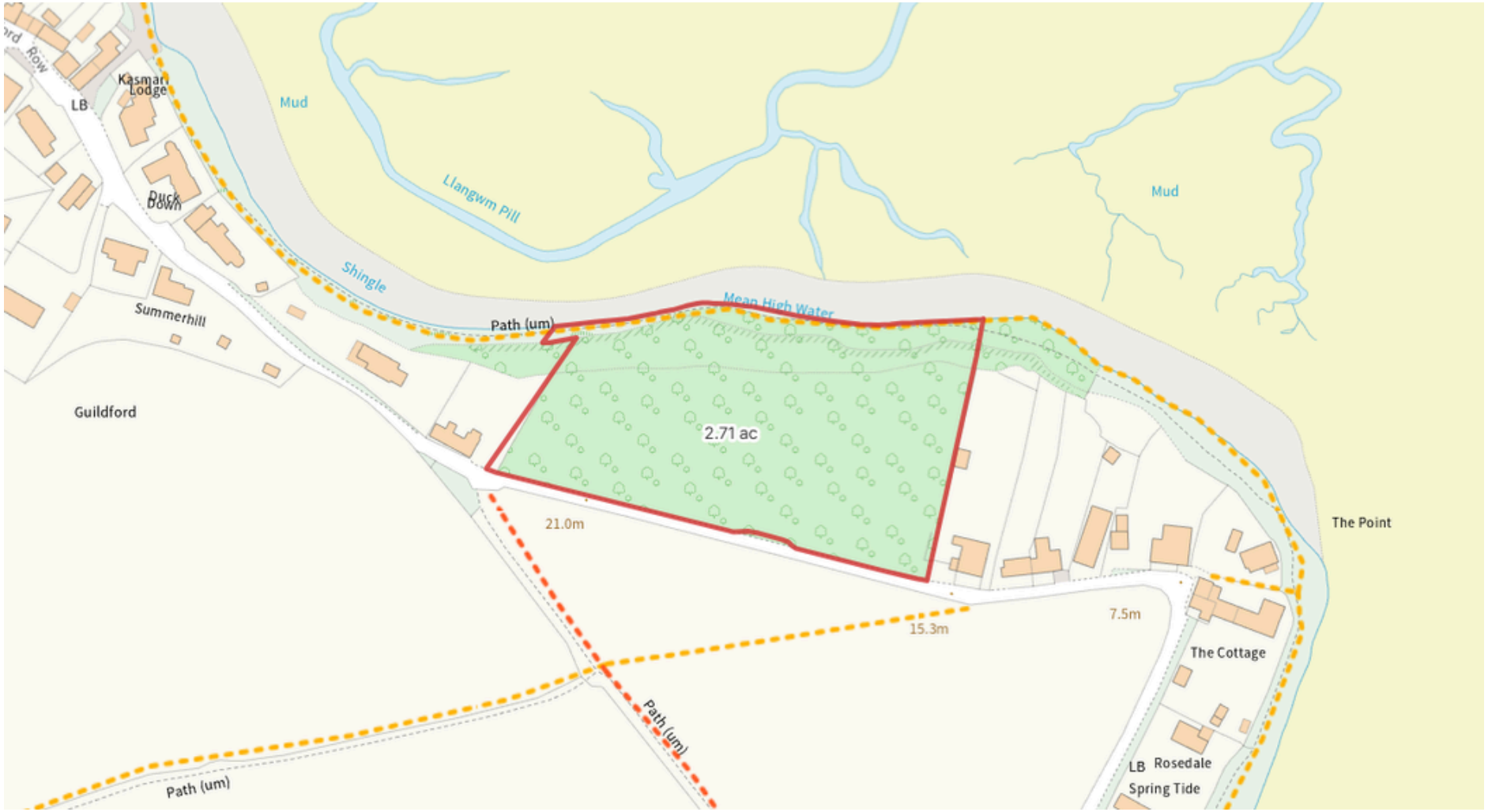
OVERAGE/ CLAW BACK PROVISION
There will be an overage clause attached to the contract of sale. The sellers would reserve 50% of any uplift in value that accrues as a consequence of a grant of planning permission for development, clause to remain in place for 20 years from sale. Further information available from the selling agent.

WHAT 3 WORDS
///outhouse.dominate.postage

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 consitute 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.





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