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OWEN & OWEN
CHARTERED SURVEYORS

FOR SALE

Important Block of Residential Development Land
at
Golden Grove, Honeyborough, Neyland,
Milford Haven, Pembrokeshire, SA73 1SF



Plan provided for identification purposes only

- Local Development plan allocation for 101 houses.
- Remainder of agricultural land forms a useful land bank for potential future development.
- Attractive woodland fringe running down to the Neyland Marina.

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

LAND AT GOLDEN GROVE, HONEYBOROUGH, NEYLAND, MILFORD HAVEN, PEMBROKESHIRE, SA73 1SF

SITUATION

- The site is well situated in the town of Neyland in a semi-rural setting with distant views over open countryside.
- The site is very well located for travel to both North and South Pembrokeshire via the Cleddau Bridge.
- The site is situated in an elevated position above the popular Neyland Marina which offers excellent opportunities for boating enthusiasts.

DESCRIPTION

The land to be sold is shown on the aerial photograph which we have obtained through Promap. The area of land outlined in red is allocated within the current LDP for Residential Development and comprises a level site of approximately 8.327 acres with an allocation for 101 houses with 10% affordability (HSG/093/00066). The site is adjacent to a popular sports complex and Primary School. The remaining land outlined in yellow comprises approximately 10.45 acres of agricultural land with a further 6 acres of Amenity woodland. Access to the Residential Development Site is from Poppy Drive, Neyland.

PLANNING

The Vendors of the land have not applied for Planning Consent to Pembrokeshire County Council regarding the site and all potential purchasers should make their own enquiries with the Local Planning Authority.

SERVICES

We understand that mains, water, electricity, telephone services and sewerage are located nearby however Purchasers should make their own enquiries with the various utility providers regarding the location, availability and capacity of all services. Potential Purchasers should note that Dwr Cymru have indicated that their current infrastructure could possibly accommodate 30 houses on this site. If, however, the whole site was to be developed to the allocated capacity of 101 houses they have suggested that their infrastructure may need to be up-graded.

LOCAL PLANNING AUTHORITY

Pembrokeshire County Council
County Hall, Haverfordwest
Pembrokeshire
SA72 6DY

METHOD OF SALE

Expressions of interest are invited by interested parties on the following options:

Option 1

The purchase of sufficient land to accommodate 30 Residential houses.

(Approximately 2.5 acres).

Guide Price £500,000 (Five Hundred Thousand Pounds) for the Freehold interest.

Option 2

The purchase of the land edged red on the attached aerial photograph and currently allocated in the Local Development Plan for 101 houses (approximately 8.327 acres).

Guide Price - £1,000,000 (One million pounds) for the Freehold interest.

Option 3

The purchase of the land edged red and yellow on the attached aerial photograph.

Guide Price - £1,250,000 (One million two hundred and fifty thousand pounds) for the Freehold interest.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing Wayleaves and Rights of Way whether Public or Private, specifically mentioned or not. If the land is not sold as a whole the Vendors will reserve rights for both access and service connection to their retained property.

DIRECTIONS

See attached location plan.

VIEWING

Viewing is strictly by prior appointment through the Selling Agents.

SELLING AGENTS

Owen and Owen, 142 Main Street, Pembroke, Pembrokeshire. SA71 4HN

Contact: Mrs Joanne Owen BSc (Est Man) FRICS or

Mr Anthony Owen BSc (Est Man) FRICS

Telephone Number: 01646 621500

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of the Sales Particulars all interested parties should note:

1. The descriptions and photograph are for guidance only and are not a complete representation of the property.
2. Plans are not to scale and are for guidance only and do not form part of the Contract.
3. No Survey of any part of the property has been carried out by the Vendor or Owen and Owen.
4. Measurements are approximate and must not be relied upon.
5. Nothing in these Particulars or any related discussions forms part of any Contract unless expressly incorporated within a subsequent written Agreement.
6. Please note that if you make an acceptable offer for this property we will have to confirm your identity as required by the Money Laundering Regulations 2007.

Location Plan

