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OWEN & OWEN

CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT LAND SITUATED IN THE ATTRACTIVE VILLAGE OF JEFFREYSTON PEMBROKESHIRE. TOGETHER WITH AN OPTION TO PURCHASE THE ADJOINING PERIOD TWO RECEPTION, THREE BEDROOM COTTAGE

Location

The land is situated in the attractive village of Jeffreyston and benefits from a central village location with some views over open countryside.

The village has excellent amenities including newly constructed and well respected primary school, shop, church and public house and is within easy driving distance of Narberth and Tenby with Carmarthen the principal regional centre being some 20 miles distant.

Jeffreyston is also within very easy driving distance of Kilgetty which has a very large supermarket and offers further facilities such as doctors surgeries, garages and many other local services.

The Pembrokeshire Coast National Park and the major leisure attractions of Oakwood and Bluestone (currently under construction) are nearby.

Description

The property was formerly used as part of a farm and the farm buildings formerly occupying part of the site have now been demolished (land edged red).

Planning Permission

Outline planning permission for 8-12 residential units was previously granted by Pembrokeshire County Council on 4th September 2007 – Application No. 06/0836/PA. This Planning Permission has now lapsed although the land remains designated for residential development in the draft L.D.P.

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.

Sunnyside Farmhouse

Sunnyside Farmhouse the former farmhouse serving the farm is also being offered for sale as an option. The property has been vacant for some time and will require repair and refurbishment but offers an excellent opportunity to create an attractive family home in a pretty rural village environment.

The detached period property briefly comprises of two receptions, kitchen, three bedrooms and a bathroom and is edged green on the attached plan.

Services

We understand that mains electricity and water are available nearby subject to making the necessary arrangements with suppliers.

We understand that the village of Jeffreyton has no foul drainage system and the development will need to be serviced by a private foul drainage system.

Prospective purchasers should of course make their own enquiries with the utility providers.

Provision for Foul Sewerage for Sunnyside Farmhouse

If the Purchaser of the development land does not wish to buy Sunnyside Farmhouse, provision will be made between the owners of the farmhouse and the purchasers of the development land for the satisfactory positioning of a private cesspit/septic tank or a connection to the development's sewerage scheme to serve Sunnyside Farmhouse.

Additional Expansion Land

A further area of land edged blue on the attached plan is shown as being within the local settlement boundary in the Draft Local Development Plan and could be available for purchase.

Access

Access to the development land is off the village road and the approved sketch for the position of the access is attached.

Boundaries

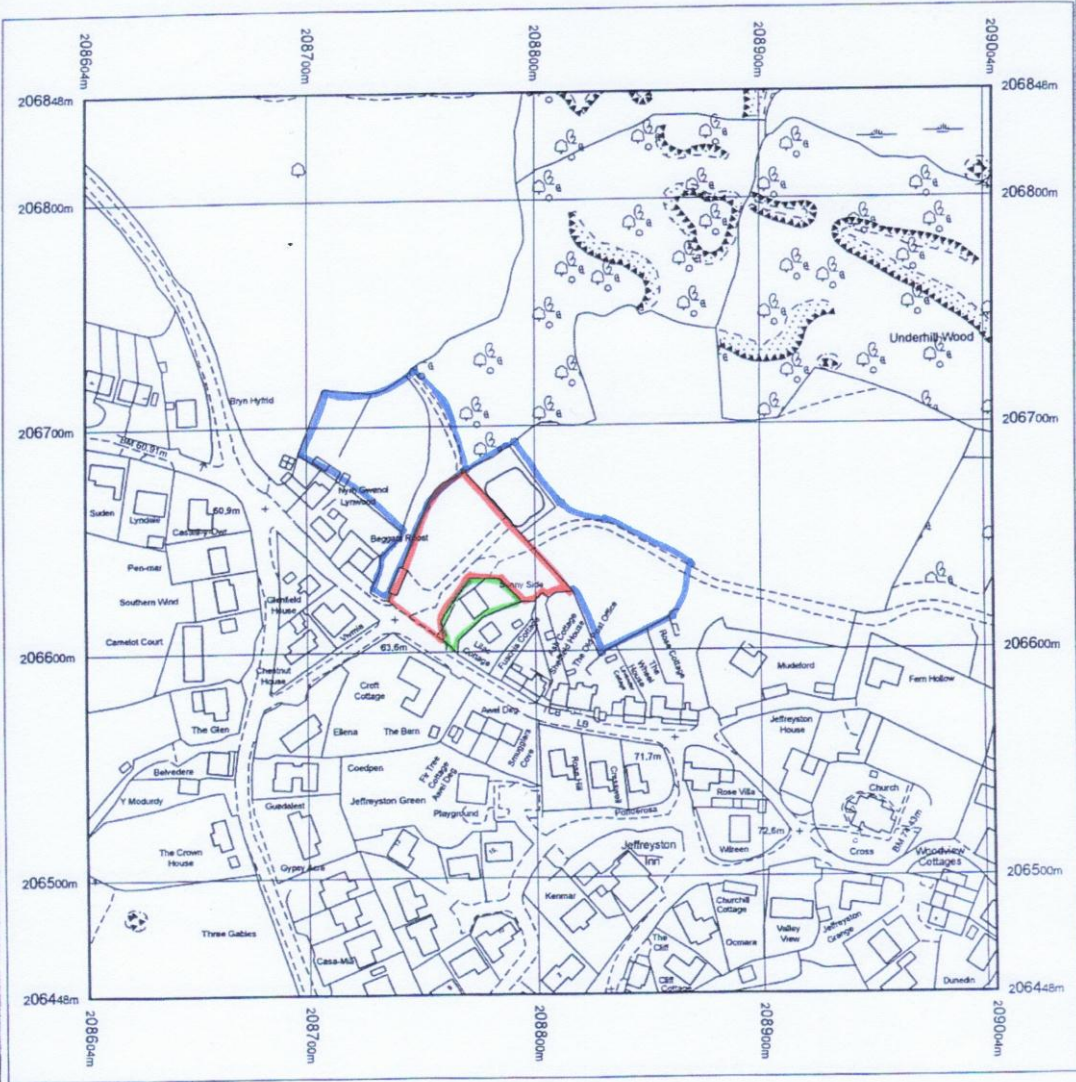
The purchaser will be responsible for the erection of a stock proof fence along certain boundaries and will thereafter be responsible for their repair and maintenance in perpetuity. The precise boundaries will be identified at a later stage and will be dependent upon the area of land purchased.

Local Authorities Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP
Tel No 01437 764551

Tenure The property edged red will be sold freehold with vacant possession being given upon completion.

Purchase Price Asking Price £350,000 (Three Hundred and Fifty Thousand pounds) subject to contract for the development land and £150,000 for Sunnyside Farmhouse.

Viewing Prospective purchasers may view the property at any reasonable hour providing that they contact the sole selling agents Owen & Owen.



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