



2.5 Acres or thereabouts of Land at Moorland Road, Haverfordwest – SA62 4LE

£38,000

A single enclosure occupying a convenient location with frontage onto Moorland Road, Freystrop, and within easy reach of the villages of Johnston, Hook, Llangwm and Rosemarket, and being within 3 miles of Haverfordwest.

Ideally suited as a pony paddock or for conservation use or similar, subject to any necessary planning consents being obtained.

Situation

Moorland Road lies off the Haverfordwest to Burton roadway at Freystrop, some 3 miles or so south of the town of Haverfordwest, which benefits from an extensive range of amenities and services. The village lies within a few miles of the settlements of Hook, Llangwm, Johnston and Rosemarket.

Directions

From Haverfordwest, take the Burton Road out of the town and at Freystrop turn right in the centre of the village and immediately right again onto Moorland Road. Proceed on this road for approximately half a mile and the land will be seen on the right.

Description

A plan of the land is attached for identification purposes only. Extending to 2.5 acres or thereabouts, this is a single, level enclosure that has access off Moorland Road and is currently down to pasture. It is ideally suited for grazing or perhaps for some form of conservation or amenity use, subject to any necessary planning consents being obtained.

Services

There are no services connected to the land.

Tenure

We are advised that the land is freehold of tenure and vacant possession will be available upon completion.

Overage Clause

The land is being sold subject to an overage clause on the land in its entirety and shown on the plan attached for identification purposes only. The overage clause will be 25% of the uplifting value of the land above the sale price if planning consent for residential development is granted on the land identified within a period of 20 years from the date of completion of sale, with the cost of obtaining the planning consent being deducted from the uplift. The overage will be secured by a restriction on title.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone No. 01437 764551.

General Remarks

This is a rare chance to acquire a well-situated paddock, conveniently located within easy reach of several local villages. Offering excellent potential for a variety of uses (subject to any necessary planning permissions), the land is ideal as a pony paddock, for equestrian use, or for a conservation or amenity project. Viewing is highly recommended.

Anti Money Laundering & Ability to Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to 79-80mbps upload and 0-20mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE Voice & Data Three Voice & Data O2 Voice & Data Vodafone. Voice & Data Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



Council Tax band: TBD

