

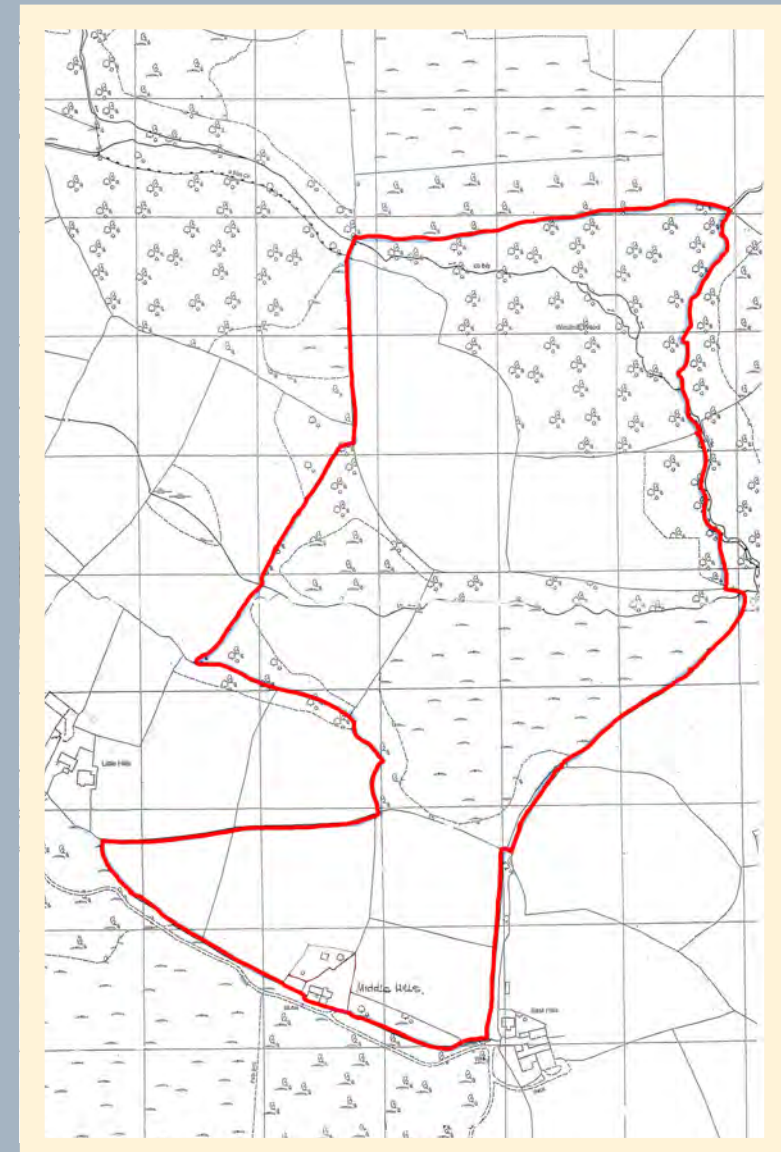


Middle Hills Farm, Llethryd, Gower, SA2 7LL



Middle Hills Farm,
Pengwern Common,
Llethryd
Gower
SA2 7LL

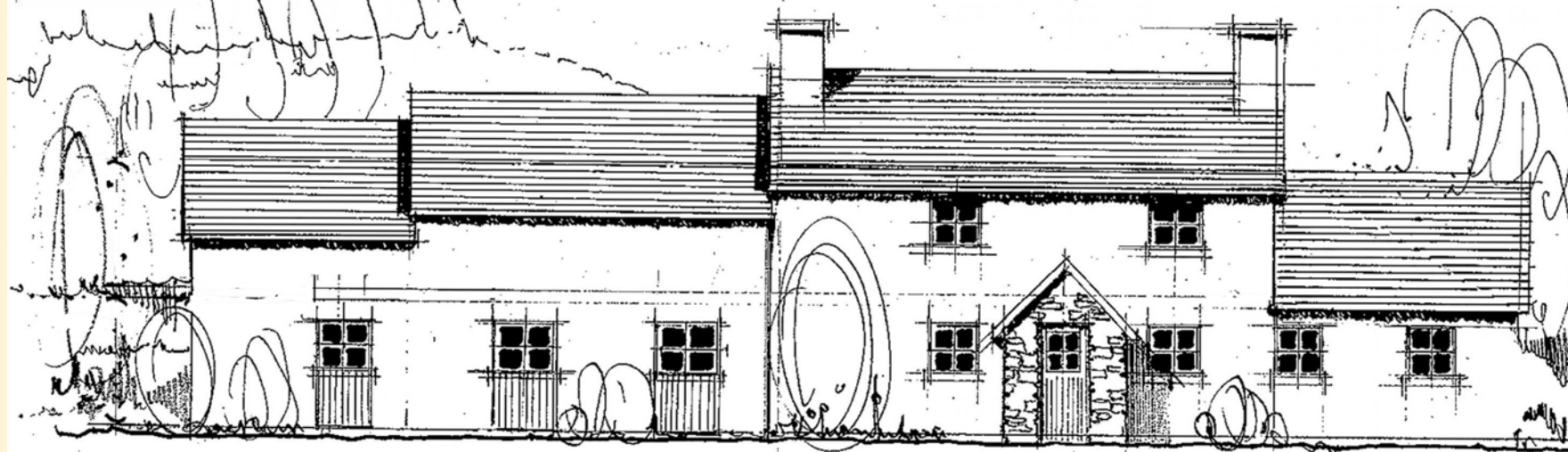
£895,000



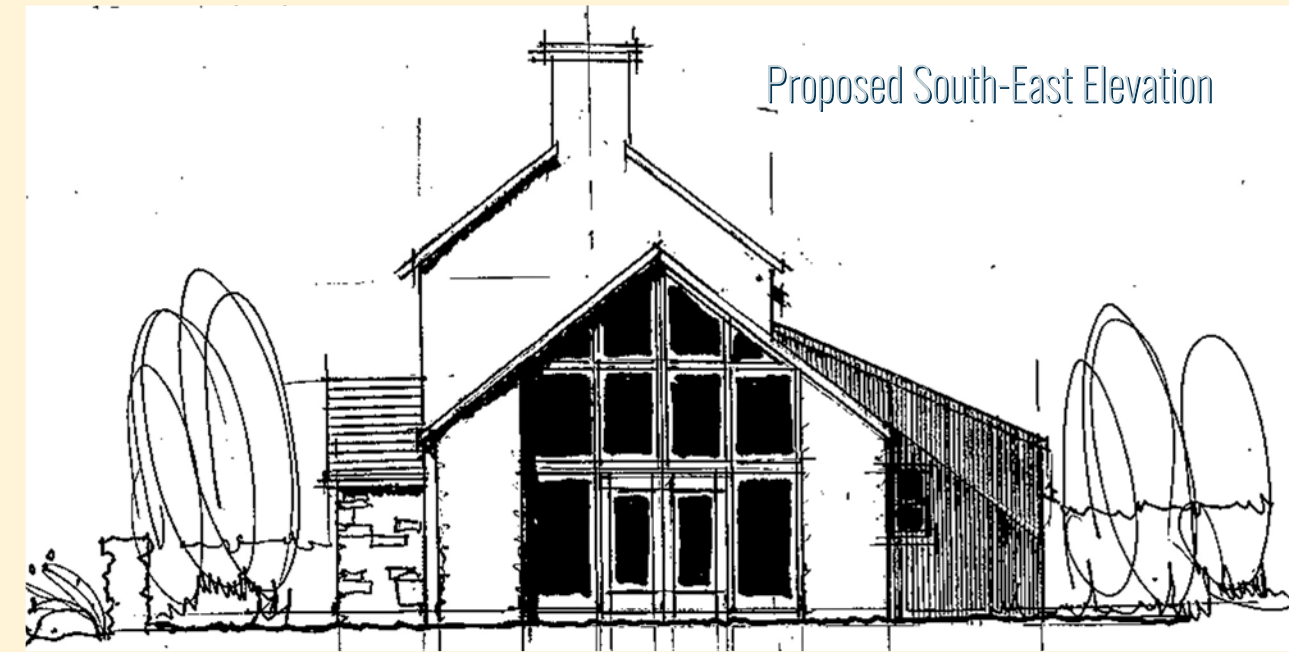
- Incredible Self-Build Opportunity
- A 50 acre farm in the heart of Gower
- Extant Planning For A Replacement Dwelling
- Planning Permission For a 2,000sqft Farmhouse

The Re-instatement of Dwelling - extant due to work commenced - under Swansea planning number - 2012/0043

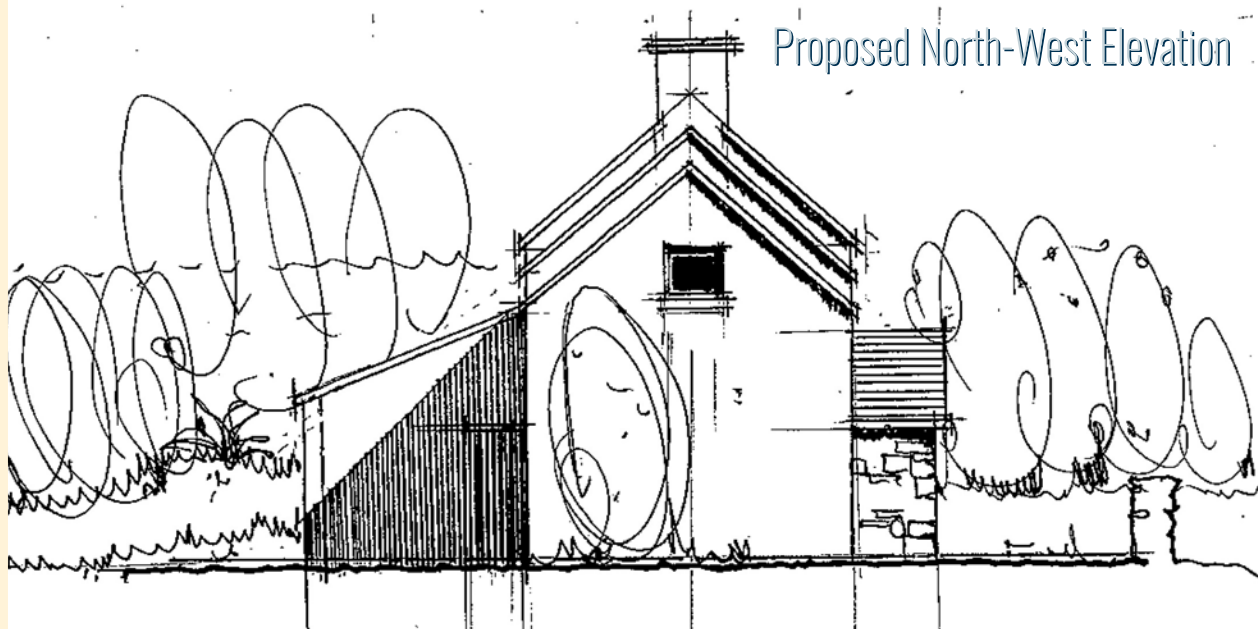
Proposed South-West Elevation



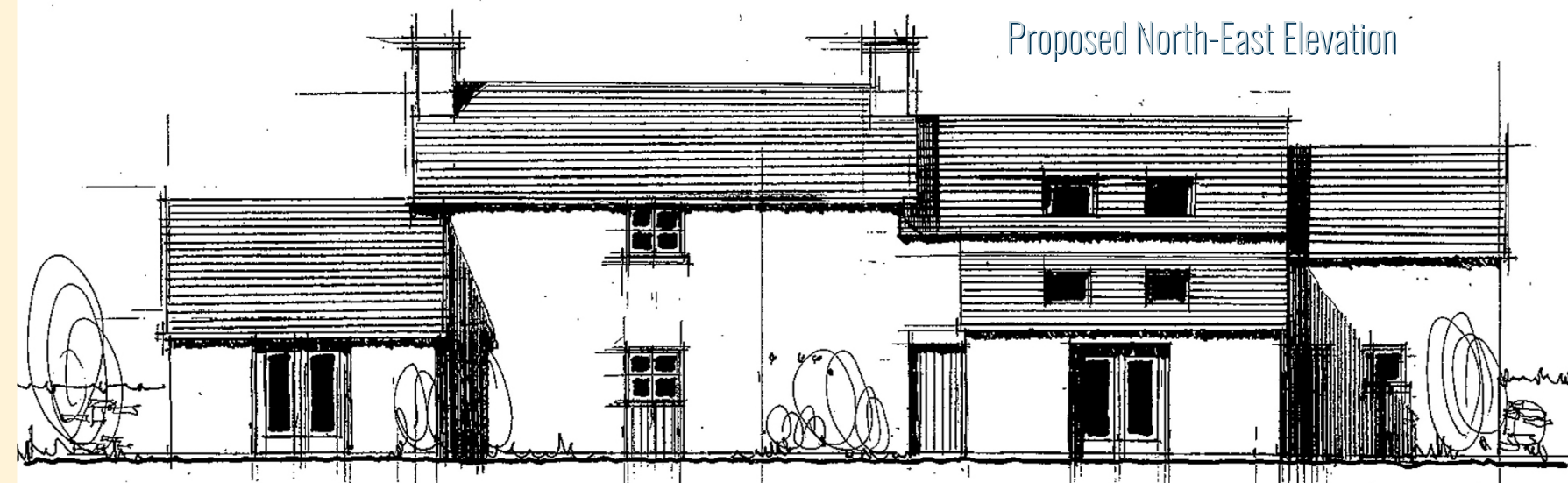
Proposed South-East Elevation



Proposed North-West Elevation



Proposed North-East Elevation



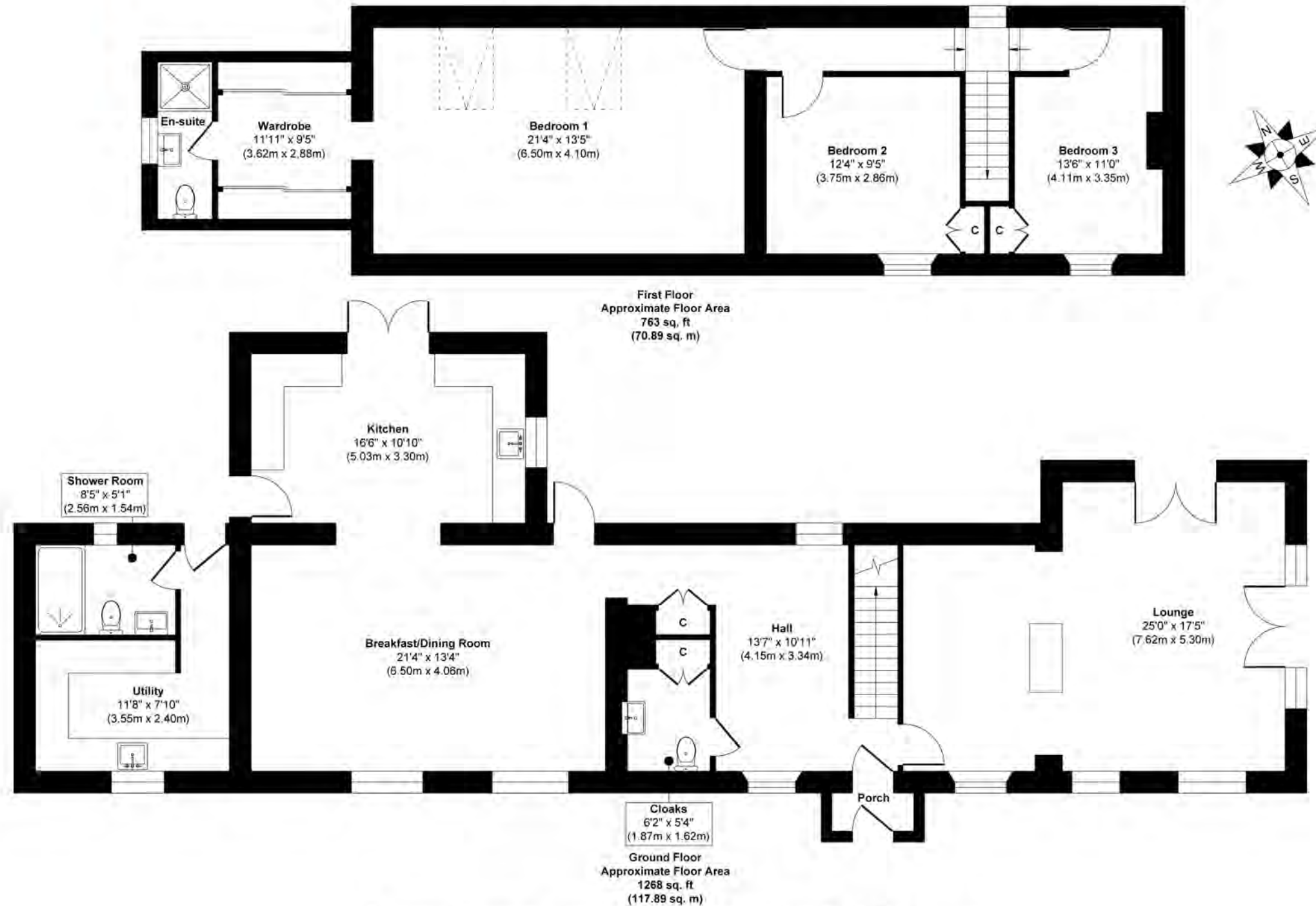
A genuinely rare opportunity to purchase a farm in Gower.

Middle Hills Farm is a fifty acre property situated on Pengwern Common, Llethryd.

The farmhouse is dilapidated and there is planning permission for a replacement dwelling extending to 2034sqft.

The farmhouse sits in approximately an acre of gardens, with Pengwern Common, stretching out in front and the land behind the house.

Middle Hills Farm, Gower



Approx. Gross Internal Floor Area 2031 sq. ft / 188.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Floorplan for the proposed re-instatement dwelling



The Land

There is approximately 50 acres of land with approx. 32 acres being grazing land and approx. 18 acres of woodland. The land is fenced with modern stock fencing and oak gates.



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Disclaimer

Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.

