

An aerial photograph of a coastal landscape. The foreground and middle ground are filled with a patchwork of green and brown fields, separated by dark hedgerows. A small village with several buildings and a parking area is visible in the middle ground. In the background, the land meets the sea under a clear blue sky.

hrt

herbert r thomas

Pilton Moor Stables

Pitton Cross

Rhossili

Swansea

SA3 1PH

hrt.uk.com

Pilton Moor Stables, Pitton Cross, Rhossili Swansea, SA3 1PH

By Private Treaty Guide Price - £399,000

- Well-established tourism business
- Planning Permission for Yurts and Bell Tents
- Small range of farm buildings and stables (Seven Internal stables & three loose boxes)
- Approximately 15.48 acres of land
- Horse B&B & Livery
- Common Grazing Rights
- Fantastic Rural Views
- Well connected to the local amenities and transport links

Pilton Moor Stables

Pilton Moor Stables offers a unique opportunity to purchase a fantastic property offering beautiful views and situated on the very tip of the Gower Peninsula. A property with a well-established tourism business and the perfect opportunity for a lifestyle change or business Investment, located within close proximity of the beautiful villages of Rhossili and Port Eynon.

Tourism Facilities

Pilton Moor Stables offers a variety of fantastic tourism facilities throughout the site and offers an amazing opportunity for Horse B&B.

Two shepherd huts are situated across the site and offer a beautiful experience and far-ranging views. The two shepherd huts are **not** Included with the sale of the property but are available by separate negotiations.

Further accommodation is offered with planning permission for yurt and bell tents.

A link to Pilton Moor Stables website provides further information: <https://www.piltonmoorstables.co.uk/shepherds-huts/>

Farm Buildings and Stables

Pilton Moor Stables benefit from a small range of farm buildings and stables. The buildings are detailed below: -

1. Livestock Shed and two lean-tos (Approximately 29.00m x 22.93m)

The shed comprises a pressed concrete frame with asbestos sheeted roof, breeze block and rendered/painted walls and a concrete floor. The shed offers ample space for storage of fodder and currently provides seven internal stables.

2. Kitchen, WC and shower building (Approximately 3.80m x 10.82m)

An outbuilding comprising a box profile sheeted roof with breeze block and rendered/painted walls. The outbuilding offers kitchen, WC and shower facilities plus a tack room.

3. Storage/Shelter (Approximately 14.50m x 5.23m)

A storage/shelter comprising a corrugated sheeted roof and timber panel sides and a concrete floor.

4. Stables (Approximately 11.32m x 4.42m)

Wooden constructed stables with a box profile sheeted roof and concrete floor, offering three loose boxes.

5. Mènege (Approximately 40.00m x 20.00m) - Sand and rubber surface.

6. One Field Shelter

Farmland

Pilton Moor Stables extends to approximately 15.48 acres (6.26 ha.) as a whole. The majority of the land is level pastureland capable of being mown and grazed by livestock and is divided into nine enclosures and comprises a total of approximately 13.64 acres (5.52 ha.). A small area to eastern edge of the property is currently woodland and is un-grazed. An additional area is layered with bark and used for out wintering horses.

The majority of the properties external and internal boundaries appear to be stockproof and set up for equestrian use. The farmland benefits from Common Grazing Rights.

Basic Payment Scheme

The Farm Has been registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale but are available to purchase by separate negotiation.

Access

Pilton Moor Stables benefits from one access point over third party land onto the B4247.

Method of Sale

By Private Treaty.

Services

Shepherd huts benefit from mains water and electric. Toilet and shower facilities are located within the farmyard and entrance.

The farmland does benefit from a mains water supply. The majority of the field enclosures have a mains water supply available via water troughs. The yard and stables benefits from a mains water and electric supply plus toilet and shower facilities.

The reliability of the water supply cannot be guaranteed. All interested parties are advised to satisfy themselves regarding the suitability of any water supply available.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars. The two shepherd huts are **not** Included with the sale of the property but are available by separate negotiations. Two bell tents are also available via separate negotiation.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There is one public right of way on the northern edge of the land.

VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Guide Price

Guide Price: £399,000

Tenure & Possession

Freehold with Vacant Possession on Completion

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Directions

What Three Words: washroom.motivator.confetti

Postcode: SA3 1PH

From Junction 34 of the M4, travel in a westerly direction along the A483 heading towards Swansea Town Centre. Continue and merge onto A4067 and continue through Swansea Town Centre for approximately 3.4 miles before taking a right hand turn onto Mayals Rd/B4436. Continue on the B4436 for approximately 3.7 miles before taking a right hand turn onto Vennaway Lane/B4436 then after 0.6 miles take a left hand turn onto A4118 heading towards Rhossili.

Continue on the A4118 for approximately 7.7 miles. Enter the village of Scurlage and take a right hand turn onto B4247. Stay on the B4247 for 2.0 miles. The access to the property shall appear on the right-hand side.



Viewing Arrangements

Viewings of Pilton Moor Stables including the land and farm buildings is strictly by appointment only. Interested parties should contact Herbert R Thomas;

For further information please contact:

Contact: **Elliott Rees / Emily Flint**

Tel: **01446 776395**

E-mail: **elliottrees@hrt.uk.com**

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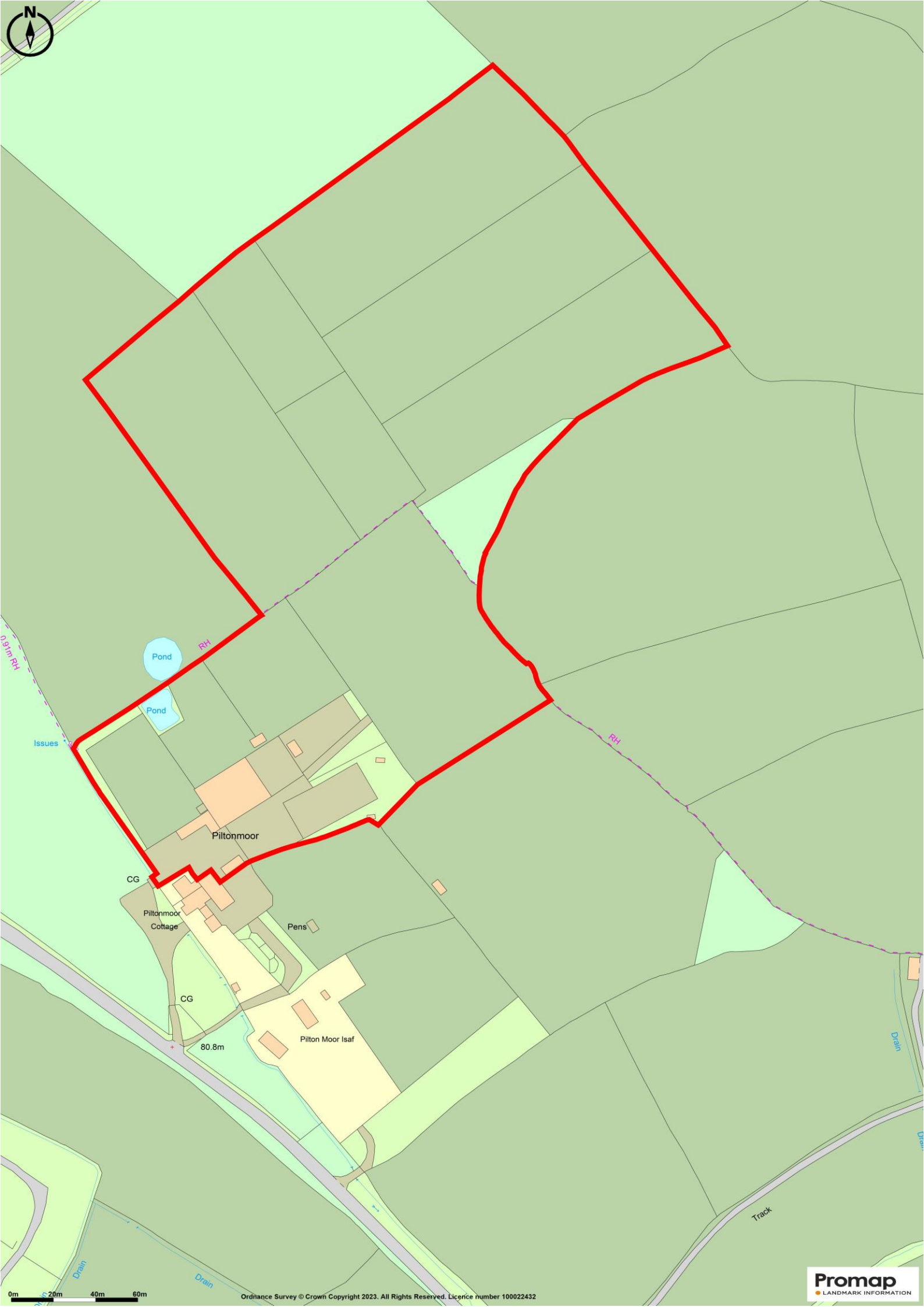
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





Issues

Pond

Pond

RH

Piltonmoor

CG

Piltonmoor
Cottage

Pens

CG

80.8m

Pilton Moor Isaf

RH

Track

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