



30 acres of Land at Manorbier Windy Ridge, Tenby, SA70 7TX

£300,000

One field with excellent roadside access

* Suitable for pasture or arable use*

Potential for other uses, subject to planning

Coastal location, within Pembrokeshire Coast National Park

Viewings: Strictly and only by Prior Appointment

SITUATION:-

The land is situated between the historic coastal village of Manorbier and Skrinkle Haven, within the Pembrokeshire Coast National Park, in a belt of highly productive early agricultural land, ideally suited for pasture or arable use. Local services are available in Manorbier and the nearby villages, with the popular resort town of Tenby being some 5 miles or so distance.

DIRECTIONS:

A location plan is attached.

DESCRIPTION:

A plan of the land is attached for identification purposes only. The land extends to 30 acres or thereabouts in one well fenced enclosure that benefits from good roadside access. The land is level and has a good depth of topsoil, being relatively free draining and ideally suited for pasture or arable use.

SERVICES:

There are no services connected to the land.

TENURE:

Freehold with vacant possession upon completion.

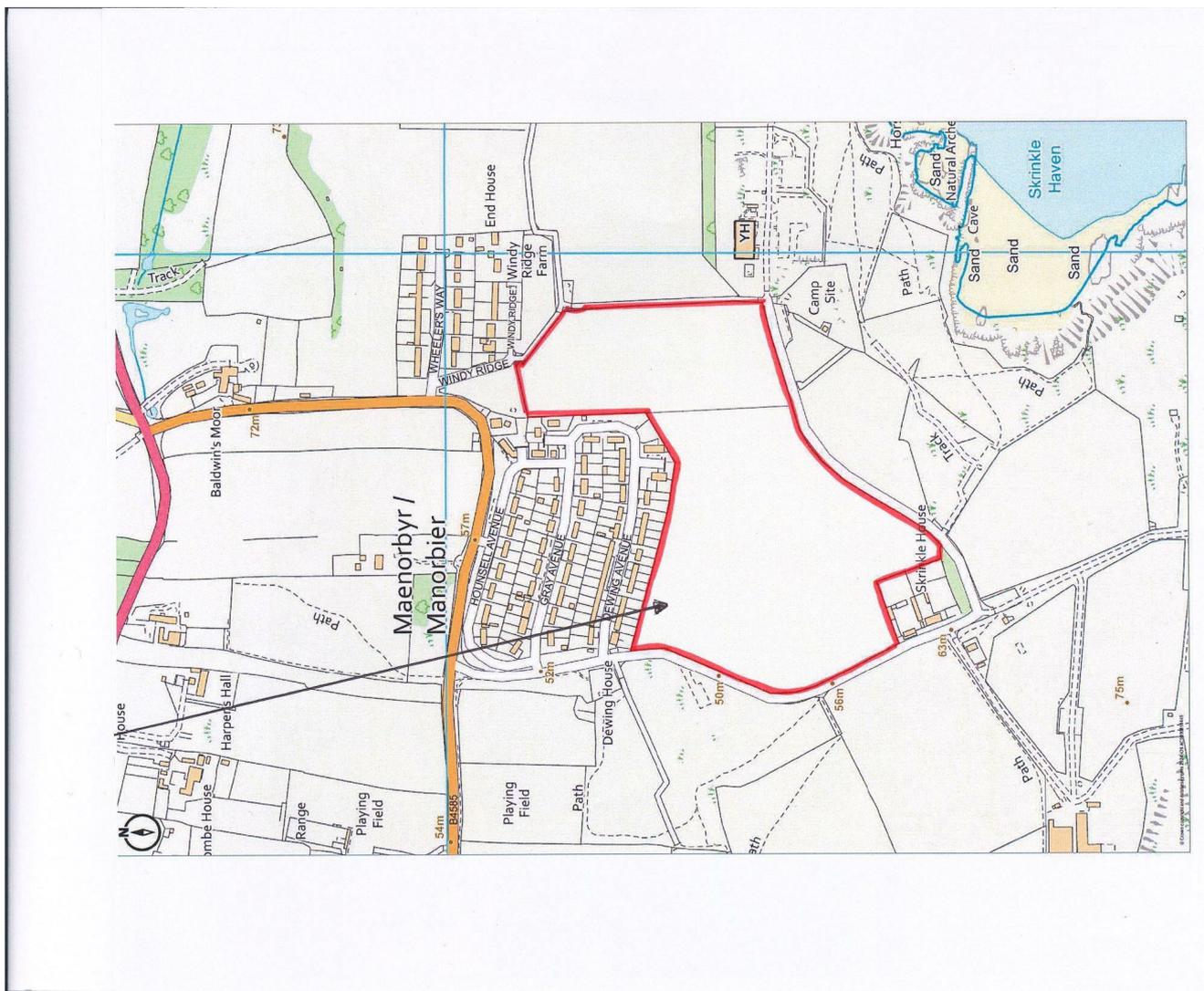
OVERAGE The land is sold subject to the vendors reserving an Overage Clause of 25% of the uplift value of the land above its sale price if planning consent is granted on the land for development for residential or commercial use.

This would be subject to indexation of the sale price from the date of completion of the sale for a period of 15 years with a cost of obtaining the consent being deducted from the uplift. The Overage to be for a period of 15 years from the date of completion to be secured by a restriction on the Title. The Vendors are open to further negotiation on the terms of the Overage Clause.

GENERAL REMARKS:

This is a rare opportunity to purchase a parcel of highly productive agricultural land, suitable for grazing or arable purposes, and occupying a coastal location close to a stunning part of the Pembrokeshire coastline.

Whilst ideally suited for agricultural use, this is a parcel of land that may well have some potential for future development or perhaps, a leisure use, subject to the necessary consents being obtained. Viewing is recommended.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Approx location
30 acres or thereabouts
at Manorbier