



1.90 acres or thereabouts of Amenity Land at Havens Head, Milford Haven, SA73 3QH

**Offers In Excess Of £20,000**

A RARE OPPORTUNITY TO ACQUIRE A SMALL PARCEL OF AMENITY WOODLAND AND SCRUBLAND ON THE PERIPHERY OF MILFORD HAVEN AND BEING IDEALLY SUITED TO POTENTIAL PURCHASERS LOOKING FOR A PARCEL OF LAND SUITABLE FOR A CONSERVATION PROJECT

N.B. The above photograph gives a general overview of the land being offered for sale and also shows land not included in the sale.

### SITUATION:

The land is situated between the villages of Liddeston and Havens Head which lies within easy reach of the port town of Milford Haven which has the benefit of an extensive range of facilities and amenities. The superb scenery of the renowned West Wales coastline lies within easy reach.

### DIRECTIONS:

A location plan is attached.

### DESCRIPTION:

A plan of the land is attached for identification purposes only. Taking its access either via a gateway close to Havens Head or via a gateway off the minor roadway that links Hubberston to Liddeston the land comprises a single enclosure that is sloping in part and has a stream boundary is ideally suited to those looking for a parcel of land suitable for conservation or amenity use, subject of course to any necessary planning consents being obtained. Both entrances have recently been upgraded. The land includes a variety of natural broad leaf trees species and no doubt further planting could be introduced.

### SERVICES:

There are no services connected to the land.

### TENURE:

The land is Freehold of tenure.

### LOCAL AUTHORITY:

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP. Tel: 01437 764551

### OVERAGE CLAUSE:

The land is sold subject to the vendors reserving an Overage Clause of 50% 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 will be subject to indexation of the sale price from the date of completion on the sale for a period of 25 years with the costs of obtaining the consent being deducted from the uplift. The Overage to be for a period of 25 years from the date of completion to be secured by a restriction on the Title.

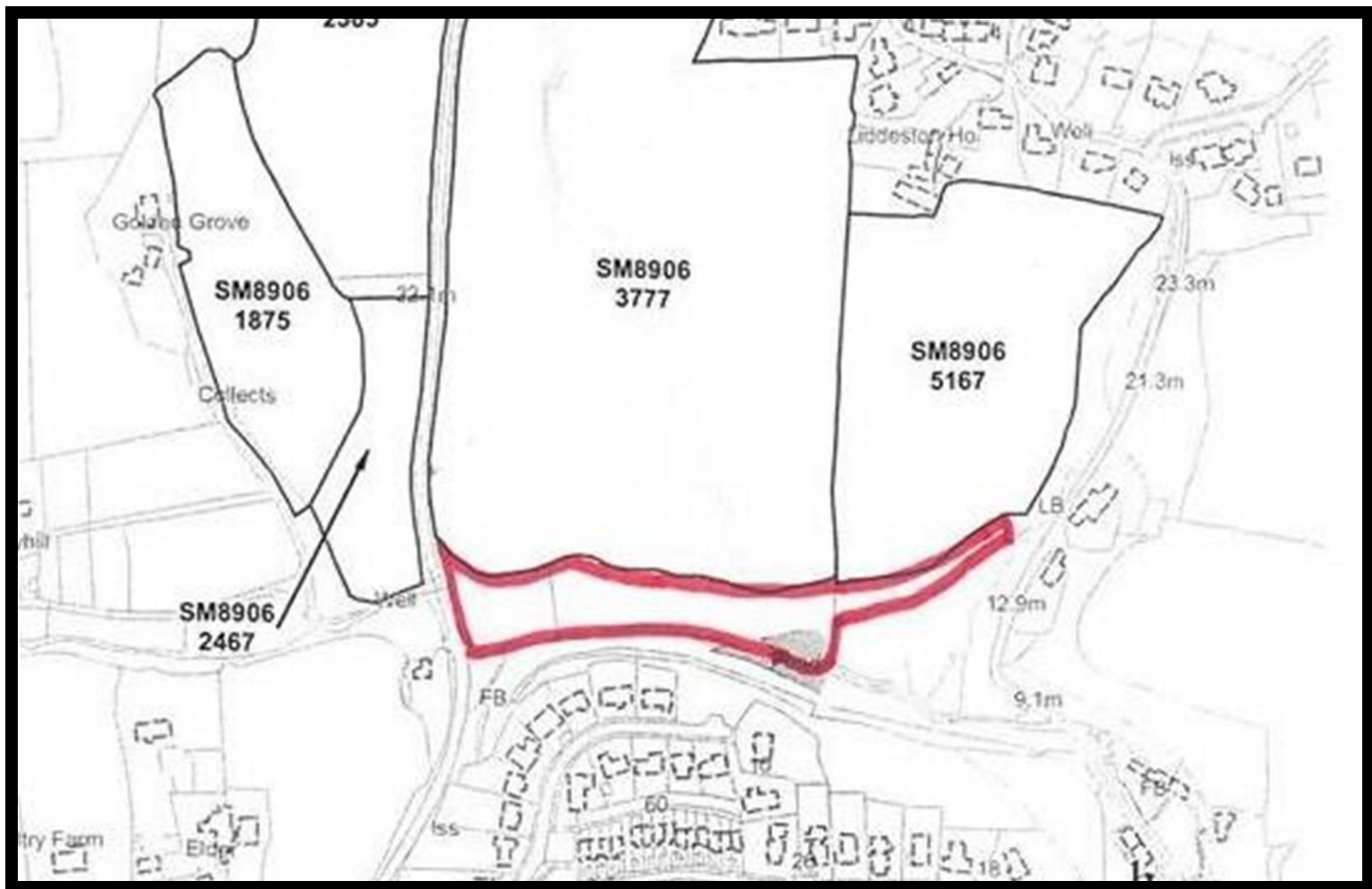
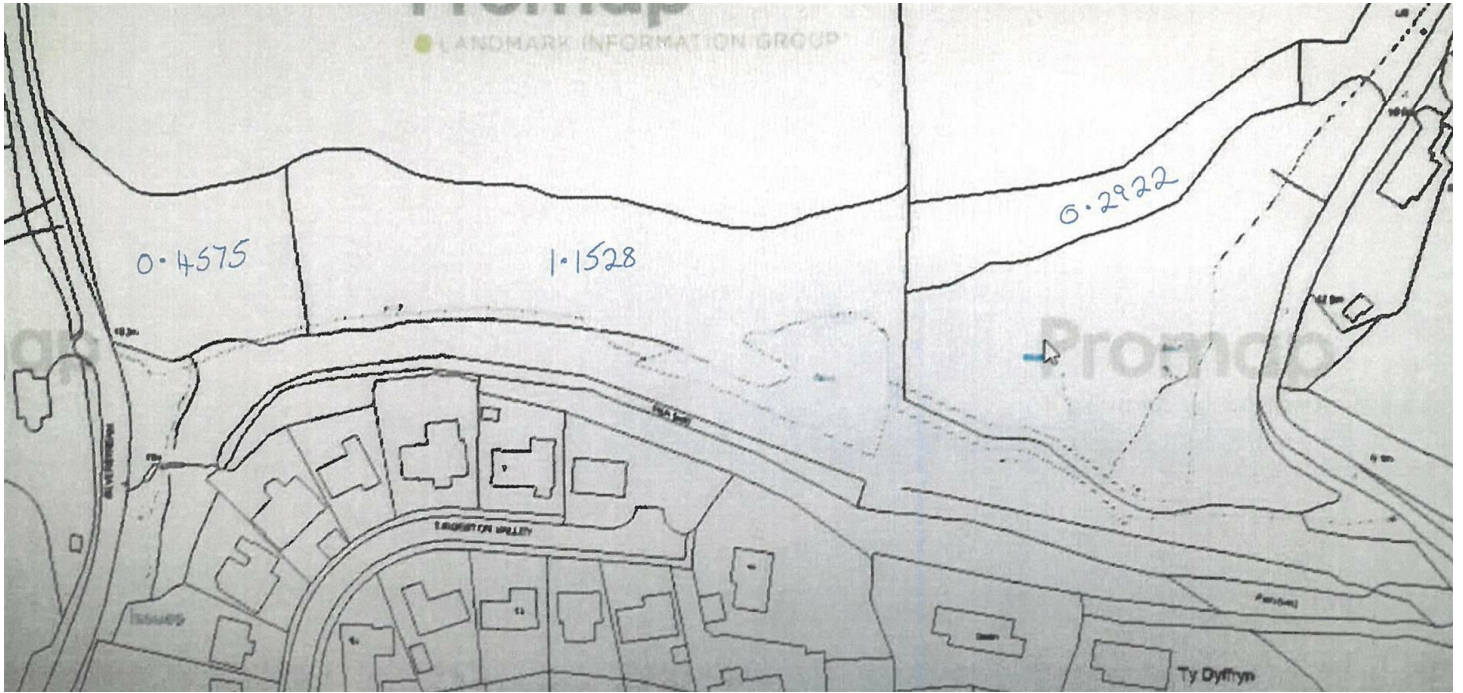
### GENERAL REMARKS:

This is a small parcel of land that offers a single enclosure that is ideally suited as a conservation project or similar and offering a rare opportunity to acquire a parcel of land of this nature in this location. Viewing is recommended.

### Location Plan:



# Land Plan for Identification Purposes Only



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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