

39.18 Acres of Land at Pilton Green , Swansea, SA3 1PE

Guide Price £470,000

AVAILABLE AS A WHOLE OR IN TWO LOTS TO SUIT PURCHASERS REQUIREMENTS VIA TWO GATED ENTRANCES OFF THE HIGHWAY OR A GOOD QUALITY STONE LANE.

A parcel of highly productive level or gently sloping arable and pasture land having a good depth of soil with PH status between 6.5 and 6.7, with phosphates at 3 and potash at 1.5. The land has excellent roadside access and is located within an early belt of highly productive land suitable for all agricultural purposes although there may be some potential for conservation or amenity use subject to the necessary planning consents being obtained.

SITUATION:-

The land is located at Pilton Green within a belt of highly productive early land on the south west Gower peninsula and is situated between the villages of Scurlage and Rhossili with surrounding agricultural land use being a mixture of arable and livestock farms within a regular rotation,

The area is renowned for it's depth of top soil being a medium loam over limestone and being warmed by the Gulf Stream and the land offered for sale is an early block of land that is being well managed , being most recently growing a crop of winter wheat.

The Gower is an area of outstanding natural beauty and is a popular year around tourist destination and the land may therefore have some potential for a diversification project or amenity use subject to the necessary planning consents being obtained and equally provides and excellent investment opportunity for those purchasers seeking to acquire a parcel of land suitable for farm business tenancy or similar.

DIRECTIONS:

From the village of Scurlage take the B4247 towards Rhossili and after approximately 1 mile, the land will be seen on the right, shortly before Pilton Green.

DESCRIPTION:

A Plan of the parcel of land being offered for sale is attached for identification purposes only and is edged blue.

THE LAND:

The land is edged blue on the attached plan and extends to 15.86 hectares (39.17 acres) or thereabouts and is currently in winter wheat although has previously been pasture. Parts of this field have been recently improved, to establish this as a very highly productive enclosure, having a good depth of soil. The land has been drained and again hedges have been cut with internal fencing being C8/80/15 wire and barb. There is a roadside gate in the north eastern corner of this field leading off the B4247 onto a new internal stone track but the main access is via recessed double gates off a compacted stone lane on the western boundary, and having the benefit of a right of way over this lane., leading to the field. This field is also suited to vegetable crops such as potatoes etc. and the pond shown within old versions of the OS plan has been incorporated into the productive area of the field.

The land has not been planted with potatoes for over 30 years.

NB:- This parcel is shown as lot 2 on the attached plan. Lot 1 is sale agreed.

SERVICES:

A main water supply currently serves the land, but interested parties will need to make their own inquiries of the relevant authorities in respect of providing individual connection.

TENURE:

The land is freehold and is offered for sale with vacant possession. Whilst the land is registered for I.A.C.S. purposes, no Basic Payment will be included in the sale. There is a wayleave for electrical post over Lot 1.

LOCAL AUTHORITY:

City and County of Swansea.
Tel. 01792 636 000

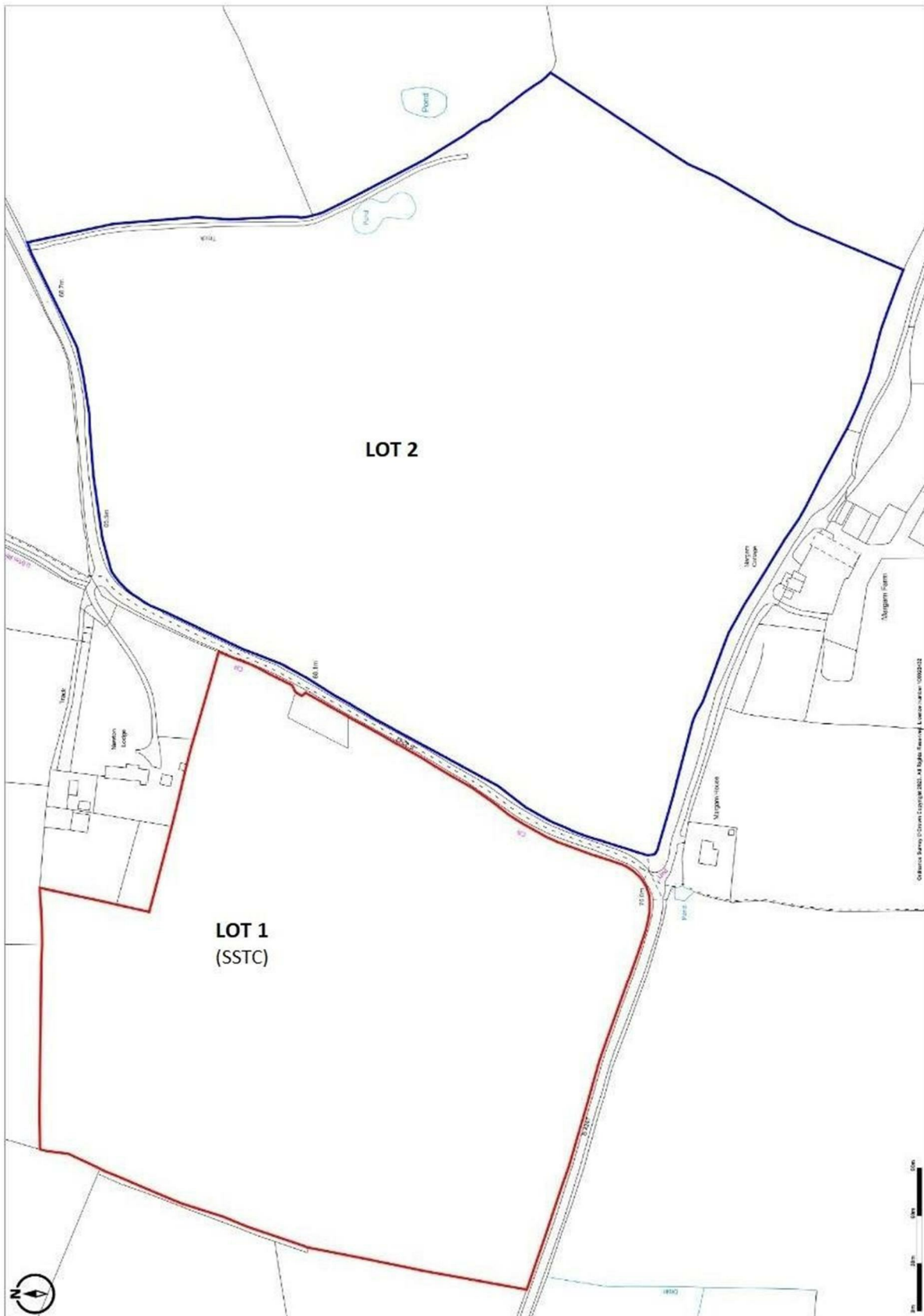
GENERAL REMARKS:

The sale of this parcel of land offer a rare opportunity to acquire high quality productive land suitable for arable and pasture purposes in an area of early land renowned for its depth of top soil and capacity. The Land benefits from excellent roadside access and are well maintained within good quality boundary fencing and have been progressively managed to ensure a high level of fertility has been maintained with a PH status of between 6.5 and 6.7 and positive P and K indices.

Viewing is highly recommended for purchasers looking for a well managed productive parcel of land that will suit all classes of agricultural use although equally the land is suitable for those parties looking for land for an agricultural investment with a good demand for land rental in the area. Quite possibly this land also has some potential for a conservation or amenity project or even perhaps a diversified use such as leisure, subject to any necessary planning consents being obtained.

Viewing is highly recommended.

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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