



## Rainbows End Land opposite Castaways, Cosheston, Pembroke Dock, Pembrokeshire, SA72 4TZ

FOR SALE BY AUCTION - A unique plot of land within Pembrokeshire Coast National Park, comprising of approx six acres of fenced in new and ancient woodland and meadow with views of the river Cleddau and Preseli Hills. The plot slopes gradually down to an old ruin and a freshwater stream which flows into the estuary at the NE boundary corner. A gate allows direct access onto the shoreline and public footpath SP8/7.

Entry is onto a level gravelled parking area with the south boundary providing a flat area currently planted with spruce and larch trees (approx. 20 year old). A vehicle track leads down a gentle slope surrounded by 1,000+ new native broadleaf trees (planted 13 years ago). At the centre is a approximately half-acre of meadow and another level parking area with expanding views of the river and beyond.

- Woodlands & Meadow
- Remote Location
- Stone Ruin
- Natural Wildlife
- Variety of Habitats
- Approx 6 Acres
- Estuary Views
- Stream Along Boundary
- Within National Park
- Unique Plot

### Auction Guide £100,000

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London**

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

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## HOW TO BID

Please visit the West Wales Property website and scroll down the the online auction section on the right and click 'View our auction properties' First click 'Register' and verify your email.

Then via the dashboard:

• Pass an ID check

- Enter your solicitor details
- Enter your payment details

You can now bid!

To view this property please contact West Wales Properties 0345 094 3004

## IMPORTANT INFORMATION

The land is within the National Park therefore no planning can be obtained

for this site. Tree preservation order on woodland. The metal shed with the seating area does not have planning permission and will be removed by the vendors prior to the sale completing. Buyers premium of £2400 inc VAT is payable upon exchange of contracts. there is an admin charge of £600 inc VAT that is also payable upon exchange of contracts.

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised Freehold.

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'N/A'

We would respectfully ask you to call our office before you view this property internally or externally.

HC/LLT/02/22takeonok

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