



## Land & Stables opposite Goosey, Oxwich, Swansea SA3 1LS

**Guide Price: £85,000**

### Property Features

- Land & stables on periphery of Oxwich
- Sought after coastal position on Gower
- Views over Oxwich Bay and Oxwich Castle
- Extending to approximately 4.09 acres
- Stable / field shelter on concrete hard standing area
- Suitable for a range of uses to include grazing, cutting, equestrian or amenity purposes
- Contained in two paddocks

### Property Summary

An opportunity to acquire a conveniently located parcel of pastureland extending to approximately 4.09 acres, contained in two paddocks situated on the periphery of the sought-after village of Oxwich, Gower.



## Full Details

### Overview

An opportunity to acquire a conveniently located parcel of pastureland extending to approximately 4.09 acres, contained in two paddocks situated on the periphery of the sought-after village of Oxwich, Gower.

### Situation

The land lies on the periphery of Oxwich, a popular coastal village on the Gower Peninsula, enjoying commanding views over Oxwich Bay and wider coastline. The village itself is home to a range of local amenities and services, predominantly catering for the busy tourism season with beach café, shop, a well-regarded restaurant and hotel.

### Description

This parcel extends to 4.09 acres in total and also benefits from a timber field shelter / stable. The land is contained in two enclosures, being a mix of clean pastureland, with some areas of rush/scrub and improvable, with stockproof fenced throughout.

The field shelter / stable is built of timber block construction under a mono pitched corrugated roof benefitting from two loose boxes measuring circa 12ft x 12ft, with concreted floor area.

### Further Information

#### Tenure

We understand the property is held on a freehold basis.

#### Services

We are advised the land does not benefit from any services. We are advised there is mains water available in the locality.



## Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

## Planning

All planning related enquiries to Swansea County Council Planning Department.  
Swansea Council Planning Search, Planning Control Team, Planning and City Regeneration, The Guildhall, Swansea, SA1 4PE

Email: [planning@swansea.gov.uk](mailto:planning@swansea.gov.uk)

Telephone: 01792 635701

## Plans, Area & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## Overage Clause

The land is subject to an overage clause of 25% of uplift in open market value arising from the grant of residential or commercial planning permission within 15 years of the date of transfer. Agricultural, equestrian and horticultural uses are exempt from the overage

## Postcode / What 3 Word

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## Viewing

Strictly by appointment with the selling agents. For further information please contact Rees Richards & Partners Swansea office -

Druslyn House, De la Beche Street, Swansea SA1 3HH

Tel: 01792 650705

Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

For Identification Purposes Only -  
Rees Richards & Partners

