



## HOLCOMBE FAIR & LANE

CHARLESTON • SOUTH CAROLINA

# Sandfield Point

## Yonges Island, SC

Detailed Property Description: Sandfield Point, Yonges Island, Town of Meggett, SC  
TMS# 159-00-00-002

Sandfield Point is a beautiful and exclusive property bound by unspoiled waterways. This unique property consists of a total of 103.3 acres: 55.6 acres of high land that forms a natural point around which are 47.7 acres of tidal marshland and lake. At the tip of Sandfield Point is a 400' long dike which crosses the tidal water and marsh, terminating at Belle Vista Plantation. Half of the property faces tidal water leading to Wadmalaw Sound and the Intracoastal Waterway, with the remainder facing a private lake, known locally as Flounder Lake, made possible by the dike. (Note that Sandfield Point's property line extends to the centerline of Waring Creek and that the majority of the dike is within this property.)

It is believed that a causeway and wooden bridge over the creek were constructed over one hundred years ago as the only means of access to Yonges Island. The existing lake, technically a salt water impoundment, was created in 1959, when the dike was substantially improved, and a flow structure was added at Waring Creek. In 2000, the dike and spillway were repaired and renovated by Cape Romain Marine Contractors, and these structures are now in top condition. More recent renovation work was completed in 2017.

A number of efforts have been made by the owner to prepare the property for development, including:

- Pine trees, originally planted in 1978, have been residentially cut to open the interior of the property. Select hardwood trees have been retained.
- Two roads, a center loop road and a curving lane to the north side of the property, have been laid out. The loop road has been rough graded and seeded.
- A new entrance has been planned anchored by an old centrally-placed black oak.
- Southeastern Surveying of Charleston has completed all surveys required by the Preliminary Plat process, and the Office of Coastal Resource Management has certified the critical line.
- Southeastern Surveying has also completed a Grand Tree Survey.
- Individual private septic tank systems have been approved by the South Carolina Department of Health and Environmental Control. Dedicated individual remote drain fields are located within the common area.

- Several wetlands totaling only .3 acres have been located by Newkirk Environmental, surveyed and certified by the Army Corps of Engineers. These pose no impairment to lot development.
- Grand live oaks in the common area have been pruned by Bartlett Tree Experts.
- Selective clearing around edges to remove unwanted vegetation and to permit views to the water/marsh.
- A Dock Master Plan has been approved by SCDHEC/OCRM and the US Army Corps of Engineers. The dock plan includes permits for private and shared docks at the lake, a community boat launch at the lake, and private docks at Waring Creek.

Other key points about the property:

- The property can be served by a municipal water main running within the Highway 165 right-of-way. Taps to the water main are available.
- A municipal sewer line is also within the highway right-of-way. Interested parties would need to inquire for sewer capacity with the Town of Hollywood.
- Electricity is available from South Carolina Electric and Gas.
- Consultant services have been provided by the local firms of Forsberg Engineering Inc., Southeastern Surveying of Charleston, and Newkirk Environmental, Inc.
- Waring Creek extends approximately .8 miles to Wadmalaw Sound and the Intracoastal Waterway allowing future creek-side dock owners to enjoy access via Waring Creek into the major waterways surrounding this part of the Lowcountry.
- The site is 1.5 miles from Meggett Town Hall and 3 miles from Hollywood Town Hall.
- Driving time to downtown Charleston averages 30 minutes.