



15.54 acres at Pant Farm, Capel Dewi Road, Llangunnor, Carmarthen, Carmarthenshire SA31 2HY

£150,000 For Sale
Property Features

- 15.54 acres of gently sloping land
- Contained within three enclosures
- Suitable for grazing and mowing
- Small area of woodland
- Direct gated access off B4300
- Semi-rural location on outskirts of Llangunnor
- 1 mile to A40 and Carmarthen

Property Summary

A conveniently situated 15.54 acre block of gently sloping pastureland contained within three easy to work enclosures lying south of Llangunnor Church and immediately west of Bryntowy Mansion with direct gated access off the B4300 and unadpoted highway, suitable for grazing and cropping, with a small area of woodland to the northern boundary.



Full Details

Situation

The land is set in a semi-rural location on the outskirts of the village of Llangunnor and immediately south of Llangunnor Parish Church and north of the B4300 Capel Dewi Road. The A40 and Carmarthen town centre lies a mile to the west of the property.

The land benefits from three gated access points off the B4300 to the southern boundary and also the north-eastern boundary off an unclassified highway.

Plan

The land can be identified by the attached aerial plan outlined in Red with X identifying field access points.

The land can also be identified by the attached lotting plan outlined in Blue (Lot 2).

Plans provided are for identifying purposes only.

Basic Payment Scheme

There are no entitlements included in the sale.

Wayleaves, Easements and Right's of Way

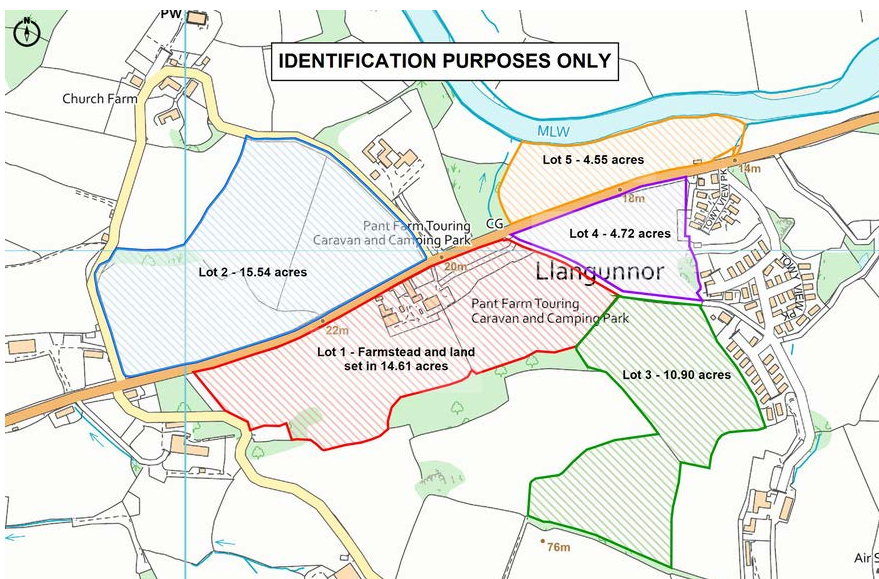
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water,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

Tenure

The property is sold freehold with vacant possession upon completion of the sale.

Overage Clause

The land is subject to an overage clause of 25% of the uplift in value of the property on the grant of planning permission for residential use, valid for a period of 25 years.



Services

We understand that there is mains water supply to the land.

Directions

From A40 PC World roundabout, turn off onto the B4300 signed posted Llangunnor and the Police Headquarters and proceed for 0.5 miles and turn left signposted Capel Dewi and Llanarthne and continue on the B4300. Proceed for a further 0.5 miles and the land can be found on your left hand side after the left hand turning for Llangunnor Parish Church blue sign.

Viewing

Please contact Rees Richards and Partners Carmarthen office on 01267 612021 for further information.

