



Land formerly part of Ty Newydd, Llanybri, Carmarthen, Carmarthenshire SA33 5HF

Guide Price: £170,000

Property Features

- Roadside Frontage
- Natural Water Supply
- 27.08 acres
- Outskirts of Llanybri village
- 6 miles to St Clears
- 9 miles to Carmarthen

Property Summary

An excellent opportunity to acquire a conveniently situated parcel of accommodation land extending to 27.08 acres (10.96 ha) contained in one easy to manage block.

The land is contained in seven enclosures, being gently sloping in nature and laid to improvable pastureland.



Full Details

Overview

An excellent opportunity to acquire a conveniently situated parcel of accommodation land extending to 27.08 acres (10.96 ha) contained in one easy to manage block.

The land is contained in seven enclosures, being gently sloping in nature and laid to improvable pastureland.

The land is currently utilised for grazing purposes and would be suitable for a range of other uses to include amenity, recreational, agroforestry and conservation purposes.

Situation

The land lies on the outskirts of Llanybri along Lon Y Deri, circa 1 mile north of Llansteffan with the B4312 road 2 miles to the east providing access to Carmarthen town some 9 miles to the north east. Further main highways near Carmarthen include the A40 and A48 which providing excellent access to the wider locality.

Further Information

Land Classification

The soils are identified to be freely draining slightly acid loamy soils according to Soilscapes and classified as Grade 3a/b land according to the Agricultural Land Classification Map produced by the Welsh Government.

Services

Natural water supply.

Tenure

The land is held on a freehold basis with vacant possession upon completion.

Basic Payment Scheme (BPS)

No entitlements included in sale.



Plans, Areas & 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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Method of Sale

The property is offered For Sale by Private Treaty and is available as a whole at a Guide Price of £170,000.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

NB: There are currently horses on the land.

What 3 Word / Directions

///kilts.lamppost.lifelong / SA33 5HF



Viewing

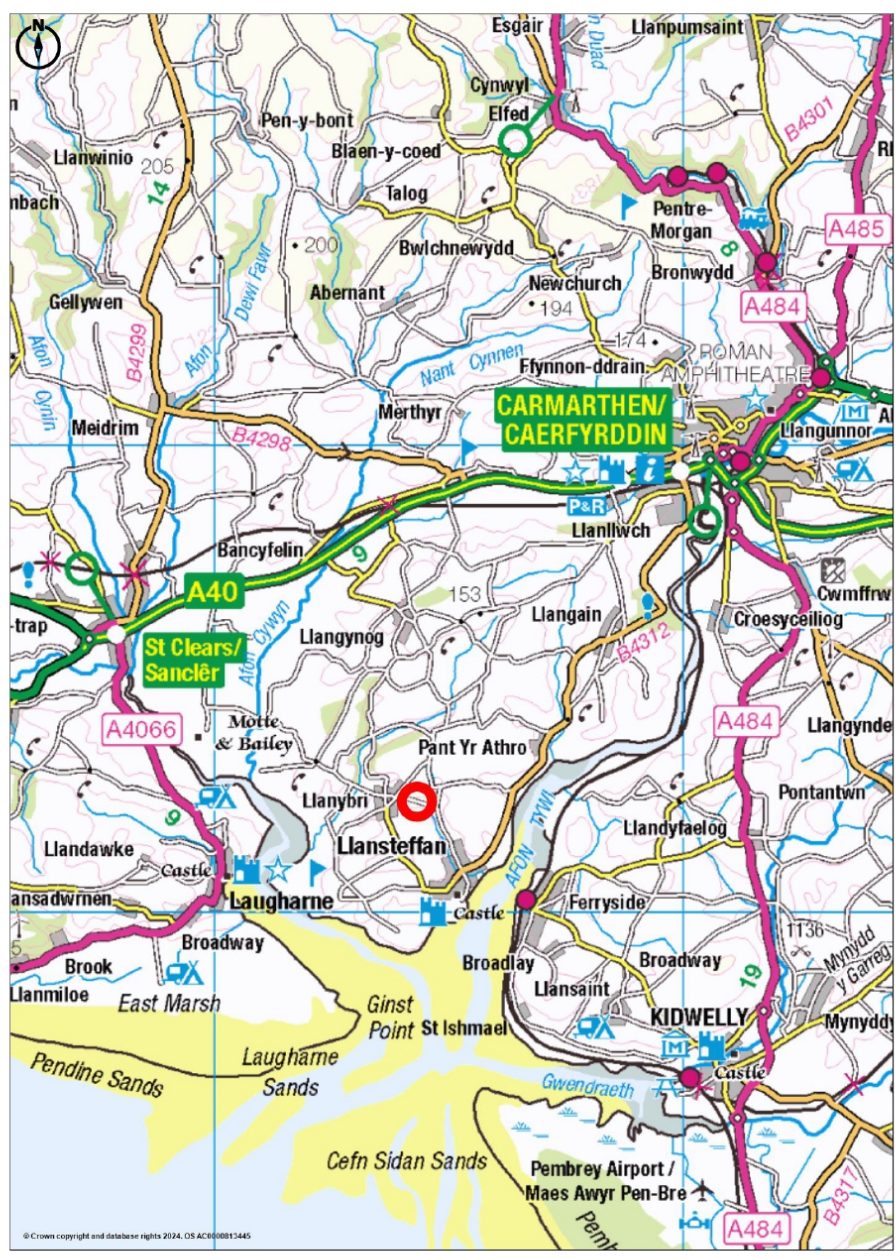
At any time. Please keep all gates closed.

For further information please contact Iwan Evans at
Rees Richards & Partners

Carmarthen office - 12 Spilman Street, Carmarthen
SA31 1LQ

Tel: 01267 612 021 or Email: iwan@reesrichards.co.uk





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 LANDMARK INFORMATION
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 Plotted Scale - 1:125000. Paper Size - A4



This copy of the title plan is incomplete without the preceding notes page.

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