

*An agricultural smallholding of 12.6 approx, with farm buildings and land. No dwelling. Nr Llandysul in the Teifi Valley, West Wales*



**Land adjacent to Gilfach Farm, Saron, Llandysul, Carmarthenshire.**

**SA44 5EJ.**

**£195,000**

**A/5404/AM**

\*\*\* A rare opportunity to acquire a well situated range of redundant farm buildings together with associated pasture, \*\*\* Conservation land, partially intersected by a brook \*\*\* Easily accessible from a shared farm lane \*\*\* Ideal as an add-on to an existing agri business or small livestock rearing enterprise \*\*\*

\*\*\* An agricultural smallholding of 12.6 approx, with farm buildings and land \*\*\* No dwelling \*\*\* Farm buildings do require some structural improvement \*\*\* Steel framed building and former dairy \*\*\*

Healthy productive land lying at approx 155m above sea level \*\*\* Natural water supply to part \*\*\* Conservation/wild area suiting creation of water features \*\*\*



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION



## GENERAL

A rare opportunity to acquire a well situated range of redundant farm buildings together with associated pasture, conservation land, partially intersected by a brook and easily accessible from a shared farm lane.

Ideal entry level agricultural holding in sought after early growing and sheltered agricultural locality.

The property comprises now redundant farmyard with large apron steel framed building 75' x 85' with former detached dairy 30' x 18' together with extensive gravelled yard and storage areas and conservation areas intersecting by a stream to the rear, plus two healthy pasture paddocks in total 12.576 acres. The farm buildings do require some structural improvement.

This is a useful and convenient parcel of agricultural land with an arrangement of farm buildings which would provide a useful entry level smallholding and productive area of agricultural land as an add-on to an existing agri business or small livestock rearing enterprise.

The farm buildings provided more particularly as follows;-

## OPTION

There is an option to acquire a parcel of adjacent agricultural land which extends in total to 33.589 acres or thereabouts.

Guide price £8,000 per acre.



## GENERAL PURPOSE RANGE

Of stone and slate construction.



**STEEL FRAMED BUILDING**

75' 0" x 85' 0" (22.86m x 25.91m) with clad roof, block side walls and incorporating former loose boxes and cattle cubicles.



**FORMER DAIRY**

30' 0" x 18' 0" (9.14m x 5.49m)

**YARD AND STORAGE AREAS**



**THE LAND**





## **TENURE AND POSSESSION**

We are informed by the vendors that the land is of Freehold Tenure. Forming part of Land Registry Title No: CYM 222041.

## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

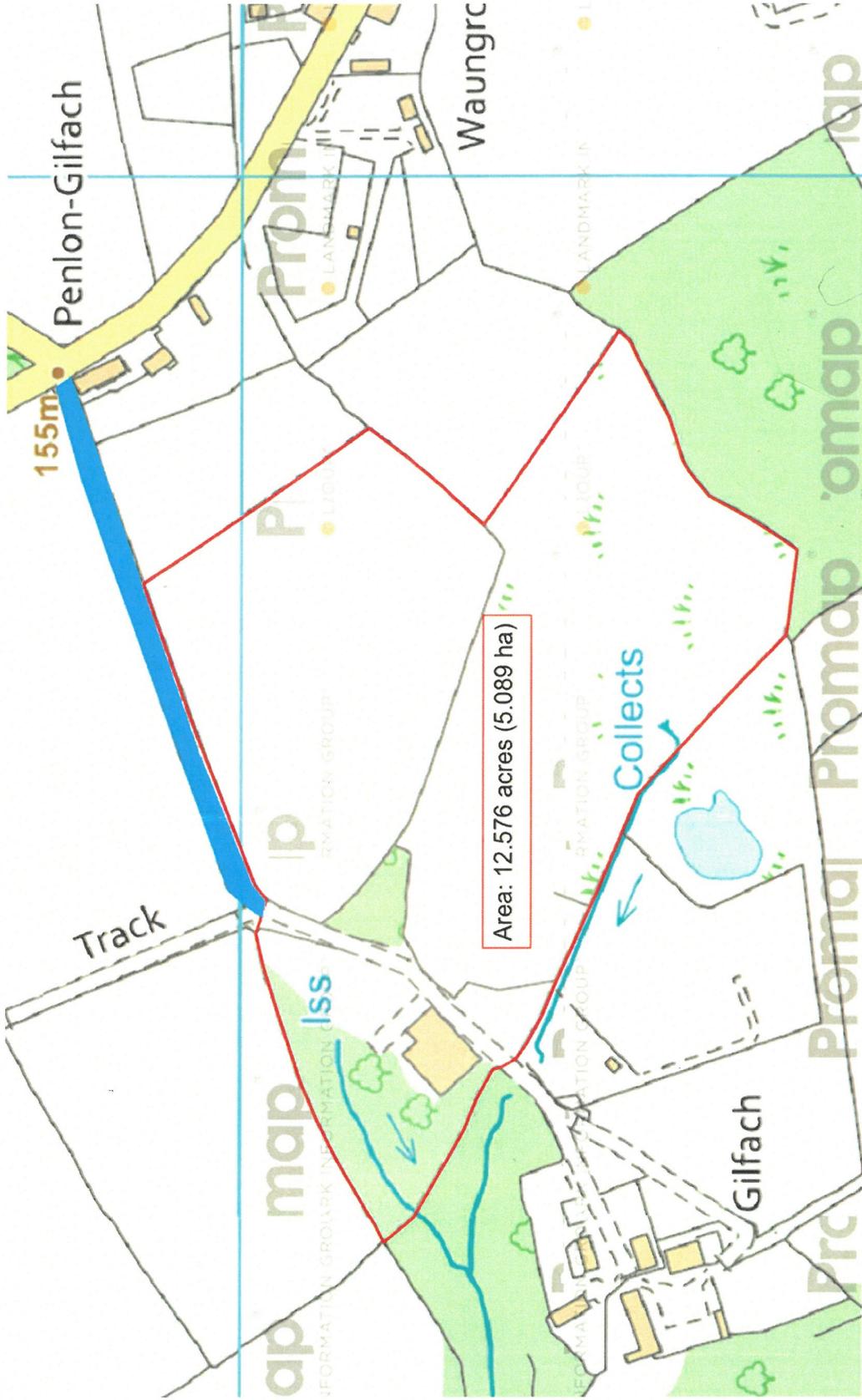
## **AGENTS COMMENTS**

This is a well situated smallholding in a popular location. There is no residential element provided with the property at present, but the property does have the potential to be utilised as a growing or small agricultural holding, or similar, subject to any appropriate consents being obtained.

Further details as regards alternative uses are available from Carmarthenshire County Council, Planning Department on 01267 234 567

## **Services**

Natural water to part of land.



**LAMPETER**  
 12 Herford Square, Lampeter,  
 Ceredigion SA48 7DT  
 TEL: 01370 423 623  
 lampeter@morgananddaves.co.uk

**ABERAERON**  
 4, Market Street, Aberaeron,  
 Ceredigion SA46 0AS  
 TEL: 01546 571 500  
 aberaeron@morgananddaves.co.uk

**CARMARTHEN**  
 11 Llamas Street, Carmarthen,  
 Carmarthenshire SA31 3AD  
 TEL: 01267 893 444  
 carmarthen@morgananddaves.co.uk

**Associates:**  
 Ian Davies, Associate MNAEA  
 Neville Thomas, Associate

**Directors:**  
 Andrew J Morgan FRICS FAAY Rhys ap Dylan Davies BA (Hons) MTP  
 T Dylan R Davies FNAEA FNAVA Lion ap Dylan Davies BA (Hons) MNAEA, FNAVA

[www.morgananddaves.co.uk](http://www.morgananddaves.co.uk)

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MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?**

No

**Flooding Sources:**

**Any flood defences at the property?** No

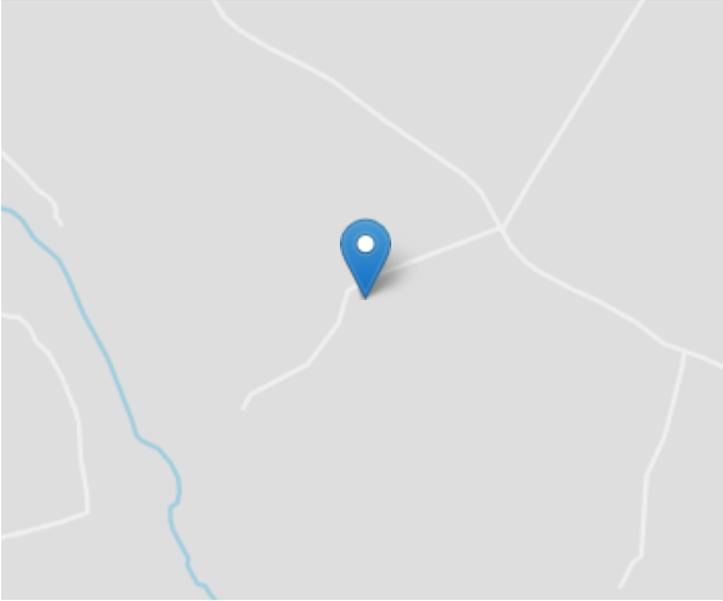
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

The property is best approached by taking the A 486 from Llandysul towards Carmarthen. Proceed to Saron and continue South on the A 484 towards Rhos, Llangeler and after passing Saron School on the left hand side, take the next right turning after approx 200m.

Continue along this lane for approx 1/2 mile and the entrance to the property is the 3rd entrance on the left hand side as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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