



Lot 2 - 21.90 Acres of Land at Bryn Martin Golden Grove, Carmarthen, Carmarthenshire SA32 8LX

£130,000 For Sale
Property Features

- LOT 2 - 21.90 ACRES OF LAND AT BRYN MARTIN
- South facing gently sloping land suitable for grazing and cutting
- Excellent road frontage and access from highway
- Private water supply and mains water in highway (could be connected)
- Rare opportunity on periphery of sought-after Carmarthenshire village
- Within easy reach of the popular market town of Llandeilo and large village of Cross Hands

Property Summary

21.90 ACRES OF LAND AT BRYN MARTIN - a conveniently situated parcel of south facing grazing land with improvable areas benefitting from extensive frontage and several gated access points.



Full Details

Situation

Bryn Martin lies on the periphery of the sought after village and community of Gelli Aur (Golden Grove), in a south facing position, with commanding views of the surrounding Carmarthenshire countryside and Black Mountains.

The property benefits from excellent access and frontage onto an unclassified adopted highway, situated circa 500 meters north of the A476 highway and lies 4 miles equidistant from the popular market town of Llandeilo, to the north – east and the large village of Cross Hands, to the south – west, both of which provide an extensive range of amenities and services. The A48 – M4 Link Road at Cross Hands also provides excellent road links along the M4 corridor and beyond.

The Land

Lot 2 extends to 21.90 acres in total being south facing gently sloping in nature situated immediately west of the highway, with extensive frontage and two gated access points, and a right of way across a private lane on the north - western boundary.

The land is contained in six easy to manage enclosures and is currently laid to pasture with areas of improvable ground, suitable for grazing and cutting in areas, whilst benefiting from stockproof fencing, mains water and natural water supply.

Further Information

Tenure

Freehold with vacant possession upon completion.

Services

Natural water supply and mains water supply available in the highway. Enquiries and quotes to Dwr Cymru / Welsh Water have been made.

I.A.C.S

We understand the land is registered.



Basic Payment Scheme

We understand that the land is not registered for Basic Payment Scheme.

Plans Areas and 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.

Wayleaves, Easements and 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.

Method of Sale

The land is offered For Sale by Private Treaty and available in 3 lots or as a whole, as identified by the Lotting Plan.

Lot 1 - Buildings & 7.10 acres of Land - £325,000 - SOLD

Lot 2 - 21.90 acres of Land - £165,000

Lot 3 - 28.65 acres of Land - £260,000

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.
Planning Services, Civic Offices, Crescent Road,
Llandeilo, SA19 6HW
Tel: 01267 234567

Local Authority

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

Post Code / What 3 Word

Post Code: SA32 8LX

Lot 1 - yawned.slung.nylon

Lot 2 - surface.sprays.cosmic

Lot 3 - kings.hourglass.audible

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact Carmarthen office for further information -

12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021

Email: rhys.james@reesrichards.co.uk



