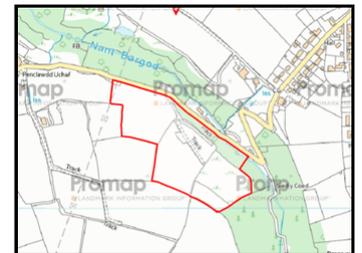
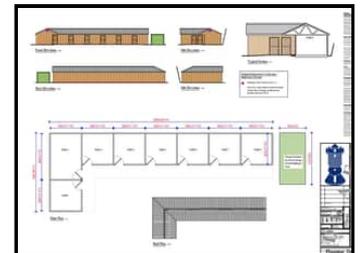


*A rare opportunity to acquire a well situated 15 ACRES of pastureland with planning for stable block. Rhos Near Llandysul / Carmarthen.*



Land at Penclawdd Uchaf, Rhos, Llandysul, Carmarthenshire. SA44 5HF.

**£150,000 Guide Price**

**Ref A/5585/ID**

**\*\*GUIDE PRICE - £150,000\*\***An opportunity to acquire well situated 15 acres of pastureland\*\*Located on the outskirts of the semi rural village of Rhos, near Llandysul\*\*Full planning permission and base laid down for an 8 bay 30'6" x 85'4 stable block along with planning for a menage/workout area\*\*Fully stocked proofed fenced and natural water supply\*\*Elevated position with far reaching views over open countryside\*\*Separate access off a council maintained roadway\*\*Perfect for grazing or equestrian purposes\*\*

The property is situated on the edge of the village of Rhos on the northern fringes of Carmarthenshire. The village lies in close proximity to the market towns of Llandysul and Newcastle Emlyn offering a good level of local amenities and services including community primary and secondary schools, traditional high street offerings, leisure centres, public transport connectivity, mini supermarkets, retail and employment opportunities and less than 20 minutes drive to the West Wales strategic town of Carmarthen with its Network Rail connections, university, regional hospital, connections to the M4, retail parks, industrial estates and wider connections to Mid, West and South Wales.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

A rare opportunity of acquiring a 15 acre parcel of land, split into 4 pasture paddocks being gently sloping to sloping land.

The land benefits from its own gravelled track which leads to a level area which has had planning permission granted for an 8 bay 30'6" x 85'4" stable block.

Planning in place to add a menage/workout area on this level.

The land has undergone significant investment recently with re-fencing, new gates and a new track.

Benefiting from its own natural water via a spring situated on the land.

The lower fields have all been planted with native broadleaf trees including beech and oak.

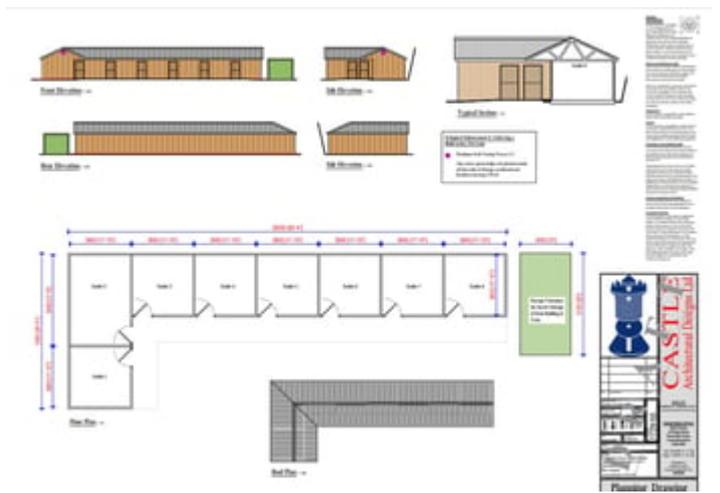
Perfect for equestrian purposes, or smallholders looking to keep stock.





**Planning**

Please note, planning permission has been obtained for the erection of a 8 bay 'L' shaped stable block measuring 30'6" x 85'4". Further information can be found on Carmarthenshire Council planning portal under reference - PI/09603.



**MONEY LAUNDERING**

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.

## **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## **Services**

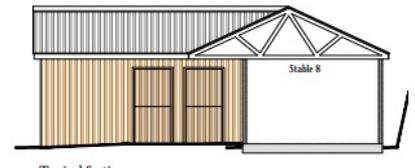
Natural Water supply



Front Elevation 1:100



Side Elevation 1:100



Typical Section 1:100



Rear Elevation 1:100



Side Elevation 1:100

**Ecological Enhancement & Achieving a Biodiversity Net Gain**

Woodstone Swift Nesting Terrace (2)

Also, native species ledges to be planted around all three sides of Storage, as indicated and detailed in drawing 1725-S2.

**GENERAL NOTES**

1. The contractor is responsible for providing all the necessary materials and labour for the construction of the building. The contractor is responsible for obtaining all necessary planning and building regulations approval and for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements.

**PERFORMANCE SPECIFICATION**

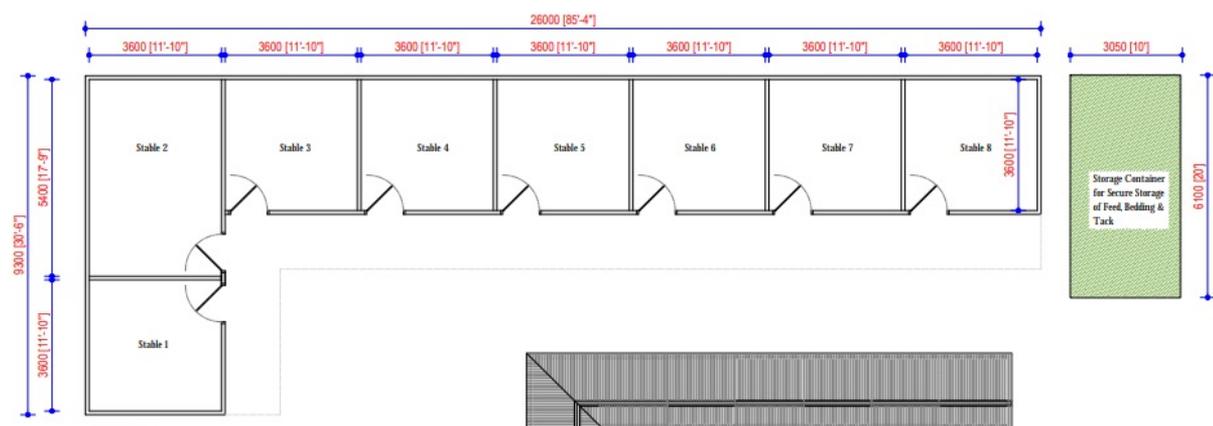
2. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements.

**CONSTRUCTION AND MAINTENANCE**

3. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements.

**FINISHES AND MATERIALS**

4. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements. The contractor is responsible for ensuring that the building is constructed in accordance with the Building Regulations and the Building Control requirements.



Floor Plan 1:100



Roof Plan 1:100

**CASTLE**  
Architectural Designs Ltd.

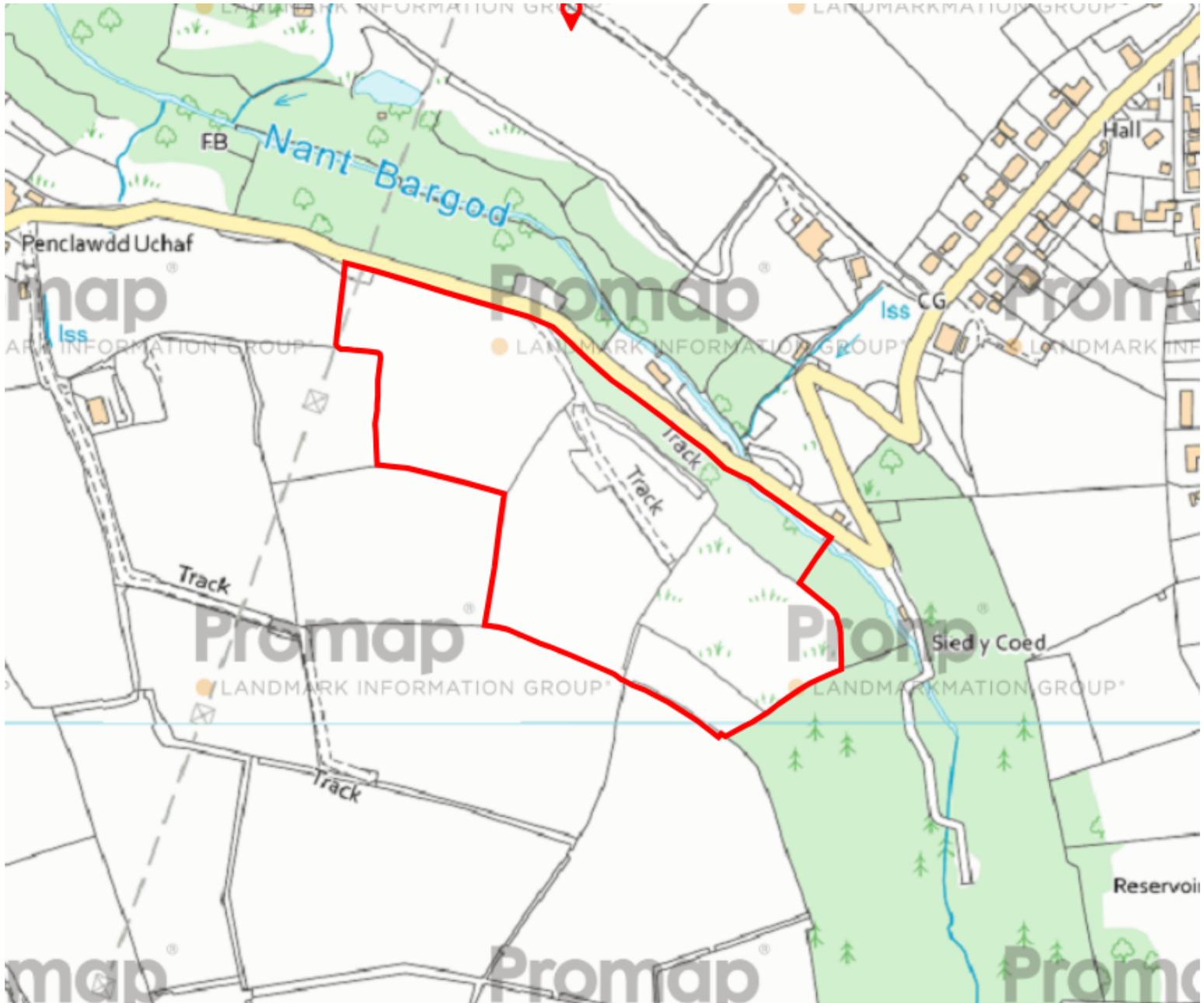
1725-50

REGISTERED OFFICE  
Bank House  
3 Bridge Street  
Newcastle Emlyn  
Carmarthenshire  
SA38 5JX

Tel: (01293) 7111 69  
Mob: (07970) 11 31 98

Registered in England & Wales  
Company Registration No. 5906266

Planning Drawing



## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** Private Supply.

**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

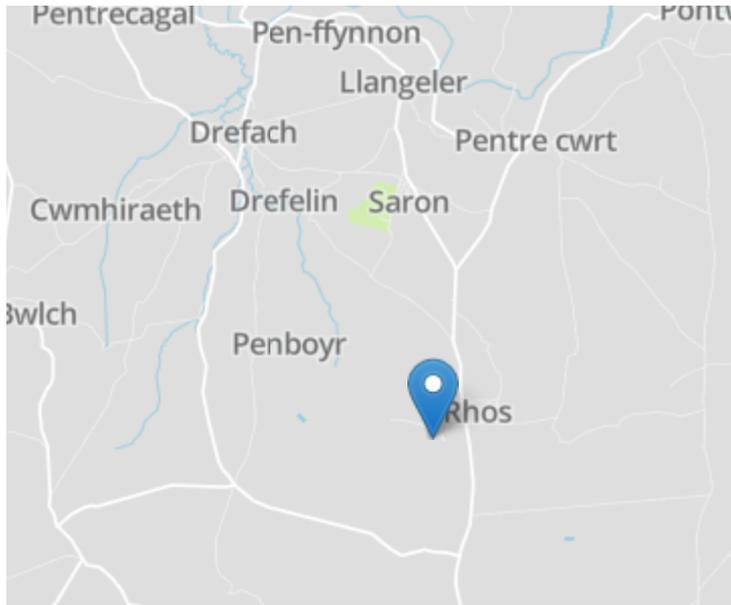
**Any risk of coastal erosion?** No

**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

From Llandysul travel south over the bridge into Pontwelly. Follow the road to the junction and turn right. Continue over the roundabout on the A486 towards Pentre-Cwrt. Drive through the village up the hill. At the junction at the top of the hill turn left. Pass the school on the left hand side and continue for another 600 meters passing the Lamb of Rhos on your righthand side. Take the next righthand junction, down into the valley and through some hairpin bends. Continue uphill passing two cottages, and the track can be seen as the first on the left hand side.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

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

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



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