



Land to the Southwest of Dyffryn Croes Farm, Alltwalis Road, Alltwalis, Carmarthen SA32 7DZ

£165,000 For Sale
Property Features

- Roadside Frontage onto A485 (Carmarthen to Lampeter Road)
- Natural Water Supply
- 39.71 acres
- Improvable Pastureland
- 7 miles to Carmarthen
- 8 miles to Llandysul

Property Summary

A rare opportunity to acquire a conveniently situated parcel of accommodation land extending to 39.71 acres contained in one easy to manage block with good access of the main A485 highway.



Full Details

Overview

A rare opportunity to acquire a conveniently situated parcel of accommodation land extending to 39.71 acres contained in one easy to manage block.

The land is contained in seven enclosures, being gently sloping in nature and laid to improvable pastureland together with a small area of mixed broadleaf woodland.

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 is situated on the southern outskirts of Alltwalis, a small village in north Carmarthenshire. The land lies 1/2 a mile south of the village with direct access off the A485 (Carmarthen to Lampeter Road) and is within 7 miles of the administrative town of Carmarthen which is home to a wide range of amenities and services.

Further Information

Land Classification

The soils are identified to be slowly permeable seasonally wet acid loamy and clayey soils according to Soilscapes and classified as Grade 4 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 quasi-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 £165,000.

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

Agents Note

The majority of the land is subject an Environmental Impact Notice containing management restrictions that will be in force until 31st October 2024. A copy of the notice is available to review by request.

What 3 Word / Directions

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Viewing

Strictly by appointment with the selling agents. 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



