

*A well equipped storage and general warehouse premises, Mid Wales Nr Llanbydder*



**Glaneinon Warehouse, Glanduar, Llanbydder, Carmarthenshire. SA40 9RA.**

**£450,000**

**C/2284/AM**

\*\*\*Located 20 miles from County town of Carmarthen, 1 mile from the market town of Llanbydder and 5 miles from the University town of Lampeter \*\*\*A well equipped storage and general business premises \*\*\* Buildings of 8,500 sq ft \*\*\* Extensive yardage \*\*\* Further potential development land available \*\*\* A very well established B1, B2 & B8 commercial yard \*\*\* Formerly a haulage contractors facility and storage buildings

\*\*\* Comprising an extensive level, site and building \*\*\* Further parcel of redevelopment land adjacent, which has the potential for alternative use (subject to consent being obtained) available \*\*\* The site having history as a heavy goods distribution and materials storage facility including agricultural fertilizer and animal feeds \*\*\*

Adjacent sites available £100,000 per plot (4 No)



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## LOCATION

Located in rural position set off a quiet district road via a short lane from quiet district road. 1/2 mile to the Teifi Market town of Llanybydder. 20 miles north of the county town of Carmarthen and some 5 miles from the University town of Lampeter. A good strategic, rural West Wales location for distribution and service provision.

## GENERAL

A well established commercial haulage and storage facility comprising of an extensive level site of gravelled surfaces and concrete yardage together with a further parcel of redevelopment land adjacent, which has potential for alternative use subject to being redeveloped and obtaining planning consent.

The property has a long established operating centre status, with previous 3 truck HGV approval and operating centre for 5 trailers. The site in its entirety, has flood lighting, security steel fencing and security gates and all easily accessible from a short right of way from a council maintained roadway.

## SITE ENTRANCE



## MAIN FORECOURT BUILDING A



## MAIN BUILDINGS



The main buildings provide high eaves 20' height building in the main with 26' to apex of steel stanchion construction with shuttered concrete walled sides and clad roof and sides. Overall this building which is entirely secure provides 8,350 sq ft which includes an internal steel framed mezzanine floored loft facility. ( 105' x 70' overall ).





### **OPTIONAL SECOND YARD B AVAILABLE**

### **PORTACABIN/OFFICE**

Portacabin office: 15' x 18

Staff WC and wash basin:



### **SECOND GENERAL PURPOSE BUILDING**

45' x 30' (1350 sq ft) currently utilised as a garage/workshop. Again of concrete floor, block walls, corrugated iron roof and with HGV inspection pit.



### **ADJACENT SITES**

3 in total - optional



### **RIGHTS OF ACCESS**

Rights of access are provided over part of the site to access adjacent lands and sites including a site utilised as the Headquarters for the National Eisteddfod of Wales.

### **TENURE AND POSSESSION**

The property is of Freehold Tenure with vacant possession. Land Registry Title No: CYM 488170

### **OUTGOINGS**

Rateable value: £16,750 p.a.

### **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**

A well established and well known former haulage yard, more latterly having been utilised as a self storage and managed storage facility by the existing proprietors who offer for sale the premises on retirement after many years of successful business. The premises are up to date and well equipped and fully operational for a 'turnkey' operation. Further details as regards the site are available via the sole selling Agents, telephone 01570 423 623 ref: AJM.

## **Services**

We are advised that the property is connected to mains water, mains electricity, private drainage.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**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

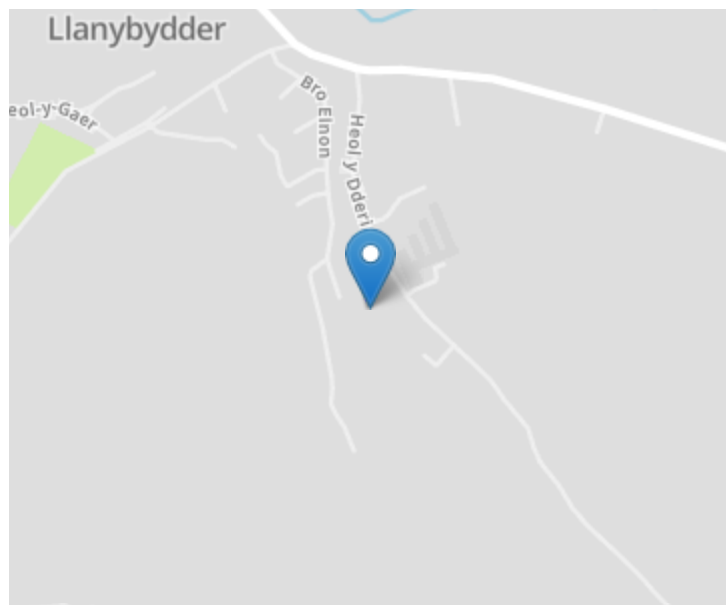
**Any risk of coastal erosion?** No

**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 Lampeter on the A485 road towards Carmarthen proceed to the market town of Llanbydder. On reaching the town square with the shop and post office on the right hand side turn left onto the B4337 Llansawel-Llandeilo road.

Proceed up this road for ½ a mile, passing a Chapel on the right hand side then as you drive down hill you will see a turning to the right alongside Highmead Dairy. Proceed up this road for ½ a mile or so and after passing the entrance to Bryn Llo Fach on the left hand side you will then see directly in front a detached house known as Gilfach Wen. Turn fork right just before Gilfach Wen then you will arrive at the yard.

**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'.

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

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

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