









## Overview

Cae Cadno is a pleasantly situated agricultural holding extending to approximately 27.41 acres, benefiting from an excellent range of modern steel portal framed general purpose farm buildings, utilised as general storage of machinery and feedstuff, loose housing and a workshop with mezzanine above. There is also a very useful dry storage / utility area.

A residential caravan is also situated on the site utilised as lambing accommodation and a base whilst attending livestock, set in landscaped grounds, with timber garden store, greenhouse and vegetable gardens.

The land extends to approximately 27.41 acres in total, contained in five main enclosures, suitable for grazing and cutting, all in good agricultural heart and stock fenced. There is also a parcel of mixed broadleaf woodland on the southern boundary, extends to approx. 3 acres, along the steeper riverbank edge, providing useful shelter for livestock during summer months and access to seasonal natural water supply.

The land is classified as Grade 3b according to the Agricultural Land Classification Map and slowly permeable seasonally wet acid loamy and clayey soils according to Soilscales.

## Location

The property is set in a pretty valley position taking advantage of the wonderful surrounding scenery for which Taliaris and the surrounding area is renowned for, which is approached via a wide entrance lane off an unclassified adopted highway, a short distance from the B4302 highway.

The market town of Llandeilo and the A40 lies 4 miles to the south, being home to a comprehensive range of local amenities and services, to include eateries, cafes, independent shops, convenience stores, bilingual primary and secondary schools, medical centre, together with rail links to the Heart of Wales Line. The county town of Carmarthen lies approximately 19 miles distant and the M4 at J.49 (Pont Abraham), providing access to the city of Swansea and beyond.





## STATIC CARAVAN

**Kitchen:** 3.61m x 1.97m (11' 10" x 6' 6")

Electric cooker, base and wall units and sink.

**Living Room:** 3.60m x 2.96m (11' 10" x 9' 9")

Door and window to front and log burner.

**Office:** 2.81m x 2.61m (9' 3" x 8' 7") Window to rear.

**Bedroom:** 3.18m x 3.60m (10' 5" x 11' 10")

Window to the front and rear. Wardrobe.

**Shower Room:** 1.93m x 1.10m (6' 4" x 3' 7")

Shower Cubicle. Wash hand basin.

**Former Cloakroom:** 1.35m x 0.76m (4' 5" x 2' 6")





## FARM BUILDINGS

### Modern General Purpose Building

5-bay steel portal framed building under a pitched corrugated sheeted roof, benefitting from concrete panelled walls and corrugated sheeted elevations, with concrete flooring extending to 27.27m x 8.71m (89' 6" x 28' 7").

### Modern Lean-to - Sheep Housing

2-bay steel portal framed building under a pitched corrugated sheeted roof, benefitting from concrete panelled and blocked walls and corrugated sheeted elevations, with concrete flooring extending to 8.76m x 8.09m (28' 9" x 26' 7").





### Modern Workshop with Mezzanine

Steel portal framed building under a pitched corrugated sheeted roof, benefitting from concrete blocked walls and corrugated sheeted elevations, with concrete flooring. Internally the building comprises:

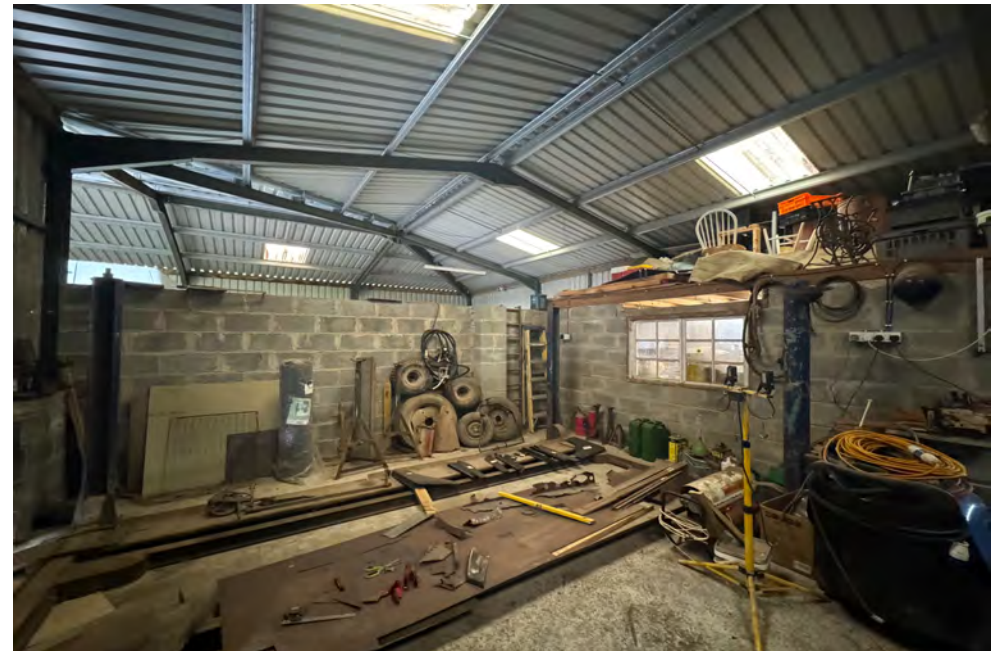
#### Utility / Storage Area: 3.24m x 4.36m (10' 8" x 14' 4")

Plumbing for washing machine, wash hand basin and solid fuel Rayburn.

#### L shaped Workshop: 4.41m x 9.20m (14' 6" x 30' 2") +

4.57m x 5.63m (15' 0" x 18' 6")

with mezzanine storage above.





### Modern Machinery / Feed Building

Steel portal framed building under a pitched corrugated sheeted roof, benefitting from concrete panelled walls and corrugated sheeted elevations.

The building is split level into two areas, machinery storage with concrete flooring extending to 13.56m x 18.29m (44' 6" x 60' 0") and hay / feed storage area on hardcore floor extending to 13.56m x 18.29m (44' 6" x 60' 0").











FOR IDENTIFICATION PURPOSES ONLY



## Further Information

### Tenure

We understand that the property is held on a Freehold basis.

### Services

We understand the property benefits from mains water (metered supply) and mains electricity. Broadband via satellite dish and Full CCTV camera system. None of the services have been tested.

### Wayleaves, Easements and Rights of Way

The property is sold 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.

### What 3 Word / Post Code

good.office.backtrack / SA19 7DP

### Planning

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

### Plans, Areas & Schedules

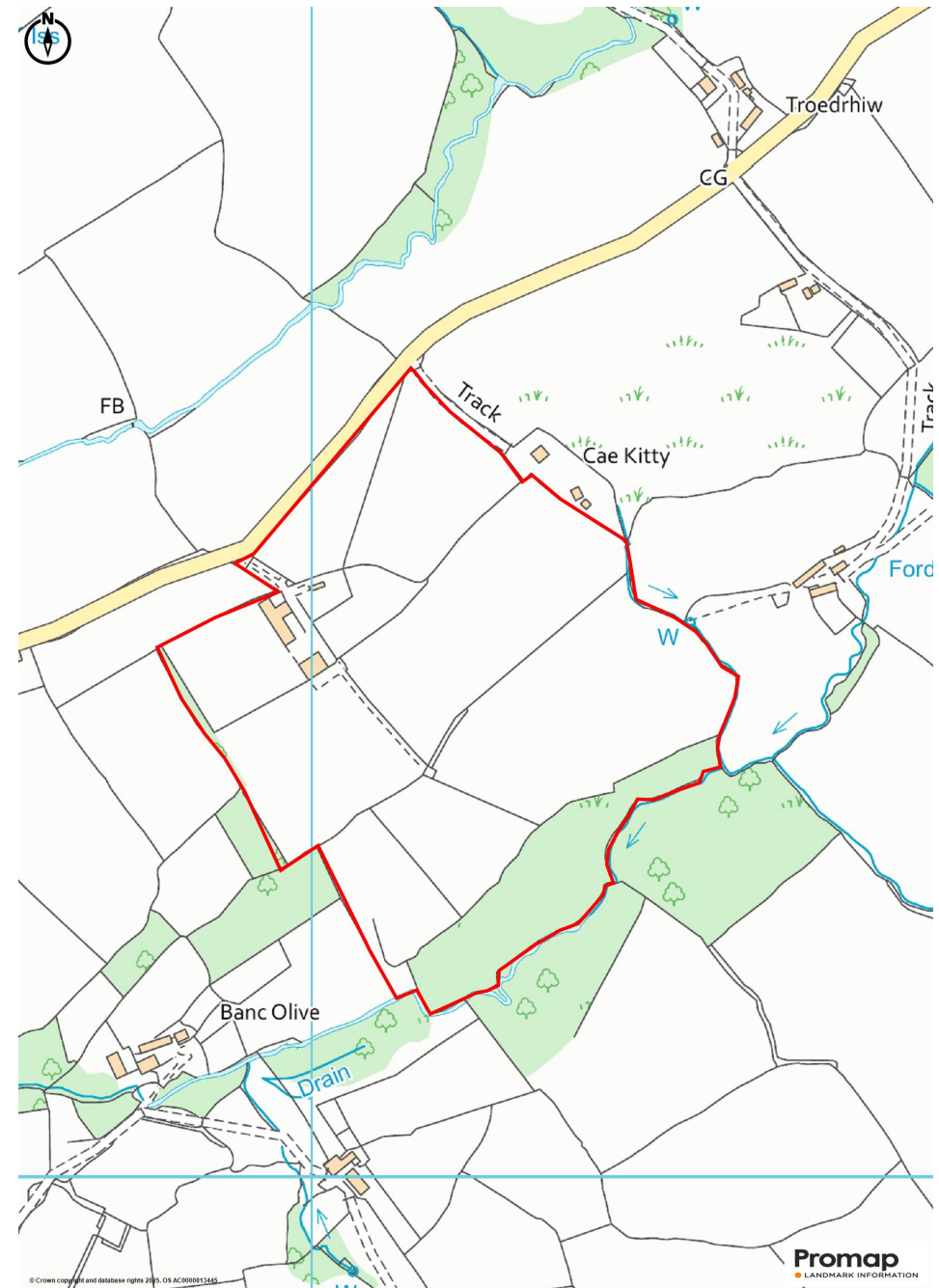
A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### 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 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

**IMPORTANT NOTICE:** Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

## Situation Plan (For identification purposes only)











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