



FOR IDENTIFICATION PURPOSES ONLY

## Land adjoining Maespwll, Hermon, Cynwyl Elfed, Carmarthen, Carmarthenshire SA33 6SU

**Guide Price: £475,000**

### Property Features

- A parcel of productive pastureland extending to 69 acres
- 57 acres suitable for grazing and cutting purposes
- 12 acres of both existing broadleaf and newly planted woodland (granted funded)
- Situated on periphery of Hermon, just off B4333 (Cynwyl Elfed to Newcastle Emlyn Road)

### Property Summary

A parcel of 69 acres being level to gently sloping productive pastureland suitable for both grazing and cutting extending to approx. 57 acres, with areas of low-lying amenity woodland and newly planted woodland (as part of grant funding scheme) extending to approx. 12 acres.



## Full Details

### Overview

A parcel of 69 acres being level to gently sloping productive pastureland suitable for both grazing and cutting extending to approx. 57 acres, with areas of low-lying amenity woodland and newly planted woodland (as part of grant funding scheme) extending to approx. 12 acres.

The land is accessed off the B4333 via a concrete and hardcore lane, which is shared with a neighbouring property and further benefits from a further internal track abutting the woodland.

The land is conveniently located on the periphery of the rural village of Hermon, and 4 miles north - west of the village of Cynwyl Elfed and 6 miles south - east of the market town of Newcastle Emlyn.

The land would be of particular interest to local livestock / dairy farmers seeking a convenient block of land with good access, suitable for both grazing and cutting purposes, to supplement their existing holdings.

### Description

The land is contained in several easy to manage enclosures being in good agricultural heart benefitting from predominantly stockproof fencing suitable for cattle.

The land is accessed off the concrete and hardcore access lane, plus an internal track which abuts the woodland,

The land has been improved in recent years being capable of growing excellent crops of grass in conjunction with Vendors livestock farm nearby.



## Schedule of Area

OS No. - AC

4350 - 0.39 - 0.30 Wood + 0.10 Track

5246 - 3.11

6942 - 3.56

8337 - 4.89

7428 - 4.47

5934 - 4.64

4539 - 3.31

3842 - 0.49 inc. 0.22 Wood + 0.15 Track

3931 - 2.89 - 2.32 Broadleaf wood + 0.45 Wood + 0.12 Track

4929 - 1.56

5721 - 4.18

6615 - 3.80

4809 - 4.27

4421 - 2.32 - Broadleaf Wood

3811 - 2.72

2917 - 7.14

2725 - 0.62 - 0.40 Wood + 0.22 Track

2012 - 1.68 - 1.31 Wood + 0.37 Track

2698 - 0.86 - 0.74 Wood + 0.12 Track

3601 - 2.08

3092 - 0.94 - 0.79 Wood+ 0.15 Track

3995 - 3.14

3383 - 1.66 to inc. 0.10 Track + 1.46 Wood

4287 - 3.90

4718 - 0.49 to inc. 0.02 Track + 0.17 Scrub

Total Acreage - 69.11

## FURTHER INFORMATION

### Tenure

The property is held on a Freehold basis with vacant possession upon completion.

### Services

We are advised the property benefits from natural water supply.



## Wayleaves, Easements and Right 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, stays, cables, drains and water, gas and other pipes, whether referenced or not.

## I.A.C.S

We understand the land is registered.

## Basic Payment Scheme

We understand that the property is registered for the Basic Payment Scheme. Entitlements are not included in the sale.

## 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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## Planning

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

## Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP  
Tel: 01267 612021

## Method of Sale

The property is offered For Sale by Private Treaty and is available as a whole at a Guide Price of £475,000.

## What 3 Word / Post Code

///heartened.tidy.piano



## Viewing

Strict by appointment with the agents Rees Richards and 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)

