

54.58 acres of Land at Llwynceilyn

Llannon, Llanelli, Carmarthenshire SA14 8JR





FOR IDENTIFICATION PURPOSES ONLY

Description

A rare opportunity to acquire a parcel of accommodation land extending to 54 acres contained in one easy to manage block.

The land is laid to productive pasture suitable for grazing and cutting purposes, extending to approx. 42 acres, with the remaining 12 acres being heavier improvable land suitable for seasonal grazing and parcels of mixed broadleaf woodland, providing a useful shelter belt for livestock.

The land is south – east to east facing position being predominantly gently sloping in nature and is contained in a number of easy to manage enclosures, with stockproof fencing, hedgerow and treelined boundaries.

An old Dutch Barn with lean-to formerly utilised for livestock housing and shelter provides scope to repair and reinstate, with a water tap and mains water metered troughs, whilst the remaining land is serviced by a natural water supply on the western boundaries.

Situation

The land benefits from gated access off an unclassified adopted highway approx. 1 mile west of the A48 dual carriageway, between Pont Abraham and Cross Hands junctions, set in a semi-elevated position with commanding views over the surrounding countryside and Black Mountains.

The village of Llannon can be reached within 2 miles to the west and the large village of Cross Hands within 3 miles to the north, both of which offer an array of amenities and services, to include independent shops, national retailers, supermarkets, bilingual primary and secondary schools and healthcare provisions. The M4 at Junction 49 can be reached within 2.5 miles (via westbound) / 5 miles (via eastbound) carriageways.

Land Classification

The productive land is predominately classified as Grade 3b, with areas of Grade 4, whilst the heavier ground and woodland is classified as Grade 5 according to the Agricultural Land Classification (ALC) Map 2 produced by the Welsh Government.





Further Information

Tenure

The property is Freehold with vacant possession upon completion.

Services

We understand the property benefits from mains water (metered) connection adjoining Dutch Barn to water trough and natural water supply along western boundaries.

I.A.C.S.

We understand the property is registered.

Basic Payment Scheme

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

Wayleaves, Easements and Rights 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, pylons, stays, cables, drains and water, gas and other pipes, whether referenced 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 £430,000.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen SA31 1JP. 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 misstatement 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.

What 3 Word / Post Code

advancing.inert.inversely / SA14 8JR

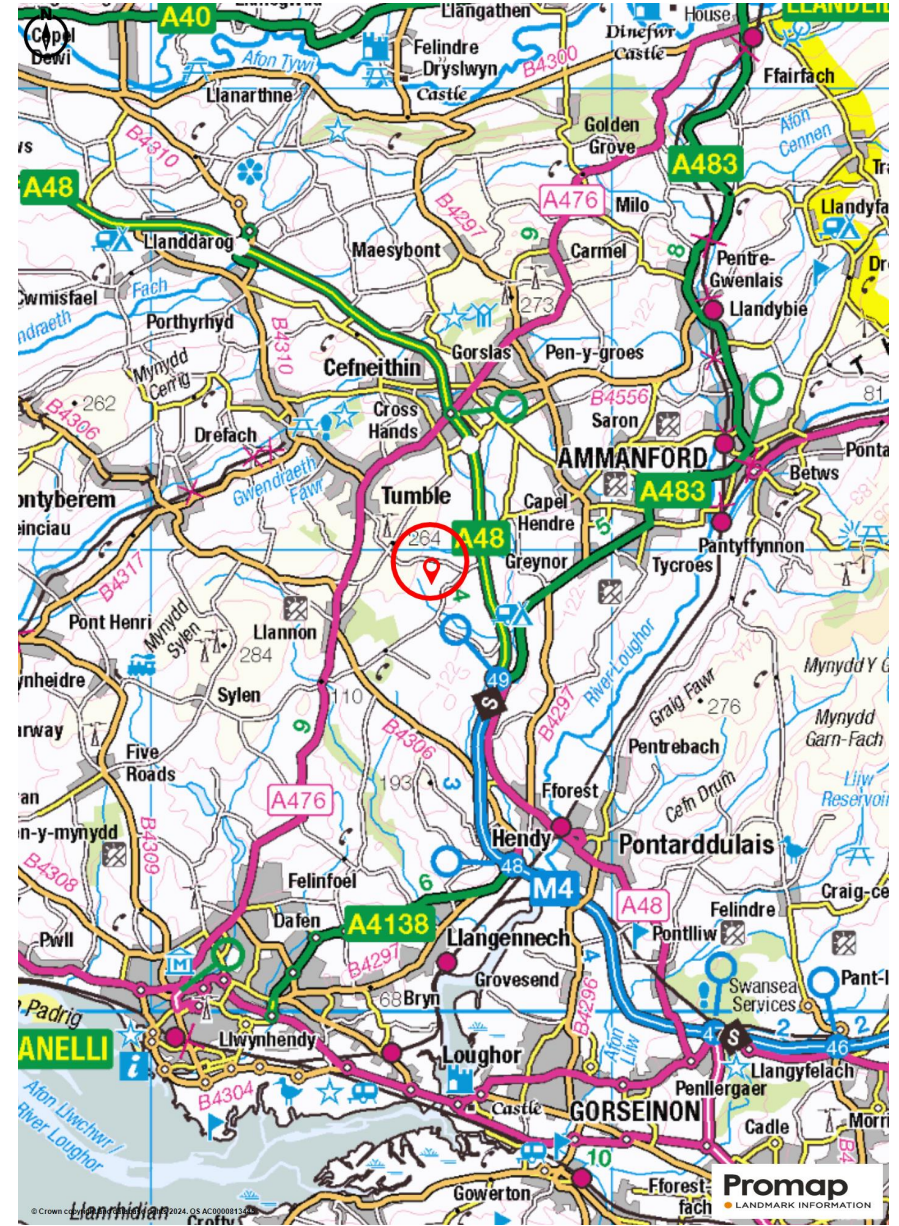
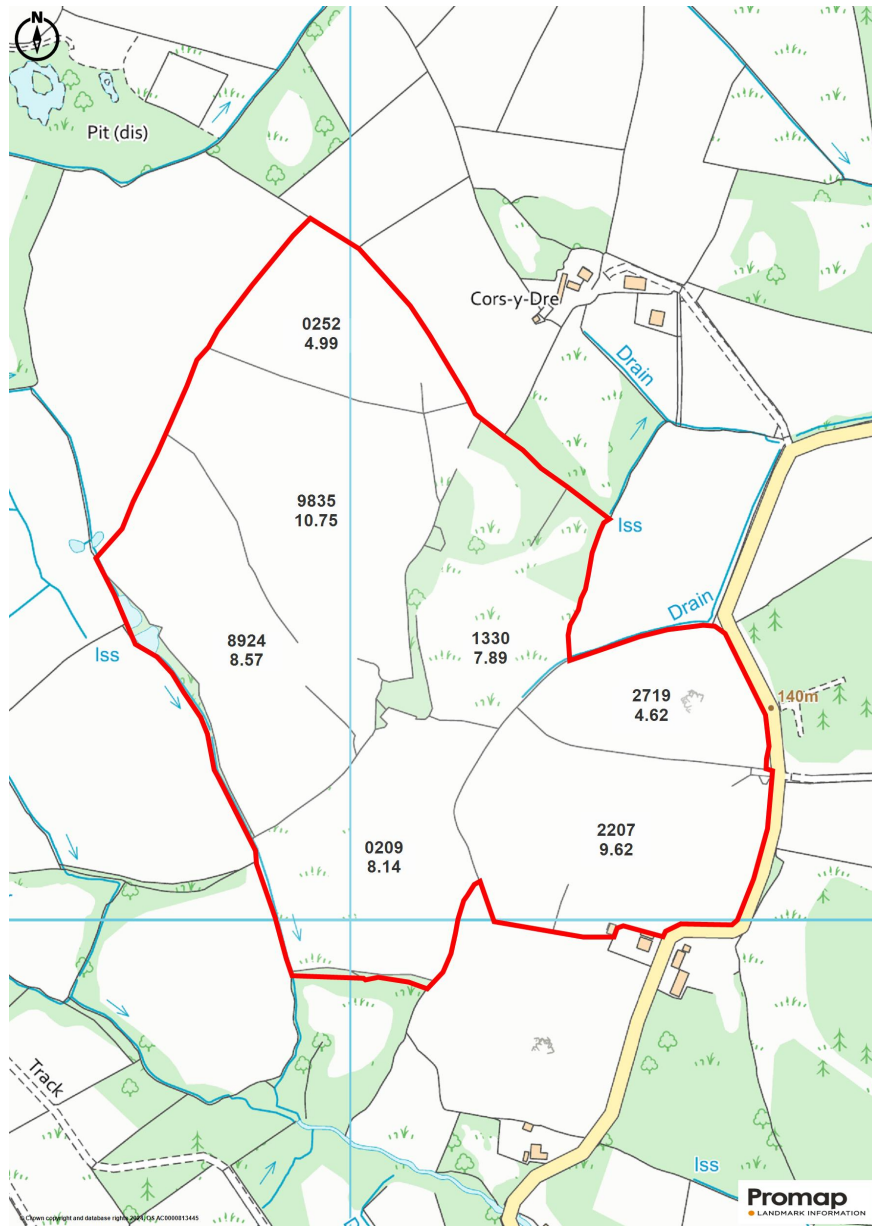
Viewing

Strictly by appointment with the selling agents. For further information please contact **Rhys James** at Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or Email **rhys.james@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.

Location and Situation Plans

For identification purposes only





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