



136 acres of Land, Caerbryn Road, Penygroes, Carmarthenshire SA18 3EQ

£300,000 For Sale

Property Features

- 136 Acres Grazing Land
- Reclaimed Opencast Land
- Gently Sloping to Level pasture
- Well fenced and benefitting from roadside access
- Extensive road frontage
- Conveniently located less than 2 miles of A48 - M4 Link

Property Summary

A block of accommodation land of approximately 136 acres being reclaimed open cast land, being level to gently sloping and being divided into 4 parcels, suitable for grazing for livestock, situated in Penygroes, in the heart of the Amman Valley, being easily accessible from the B4556 which connects the locality to the A48 at Cross Hands which is approximately 2 miles distant.

The land due to having been reclaimed will appear to require extensive upkeep of maintenance in the form of artificial fertiliser and manure and routine maintenance of drainage, ditches and fences.



Full Details

Location & Situation

The property is situated in Penygroes, deep in the heart of the Amman Valley, being easily accessible from the B4556 which connects the locality to the A48 at Cross Hands which is approximately 2 miles distant.

Description

The property comprises a block of accommodation land of approximately 136 acres being reclaimed open cast land, being level to gently sloping and being divided into 4 parcels. The land is ring fenced and is suitable for grazing for livestock.

The land due to having been reclaimed will appear to require extensive upkeep and maintenance in the form of artificial fertiliser and manure and routine maintenance of drainage, ditches and fences.

Priority Habitat Area

Approximately 46.66 acres of the land is classified by NRW as a Priority Habitat. (Area hatched blue on attached plan)

FURTHER INFORMATION

Tenure

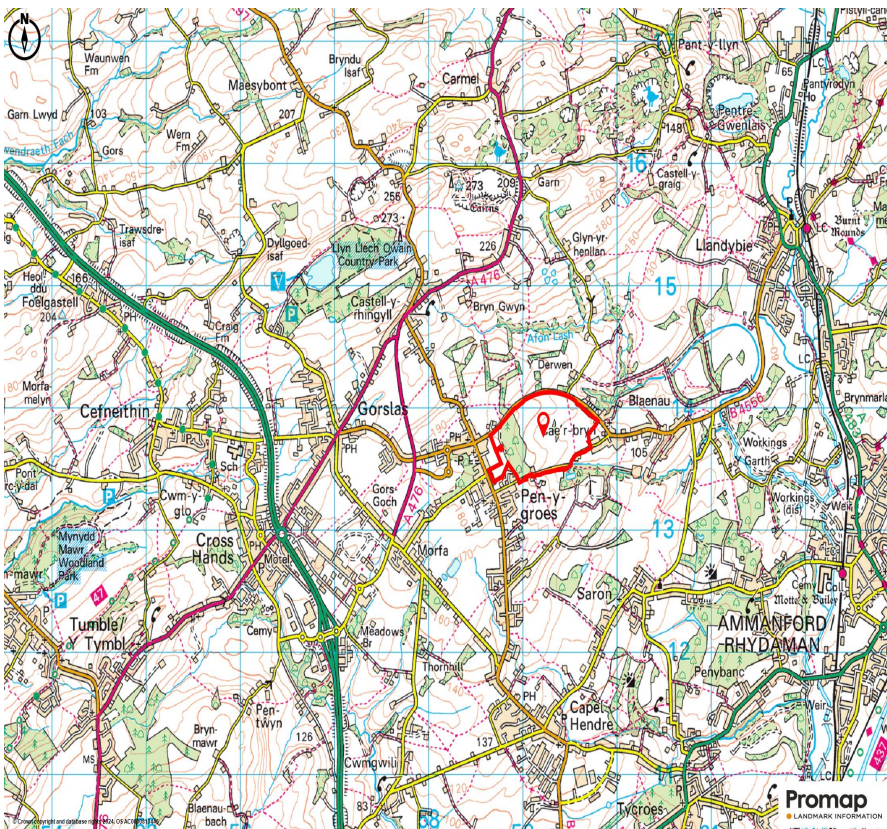
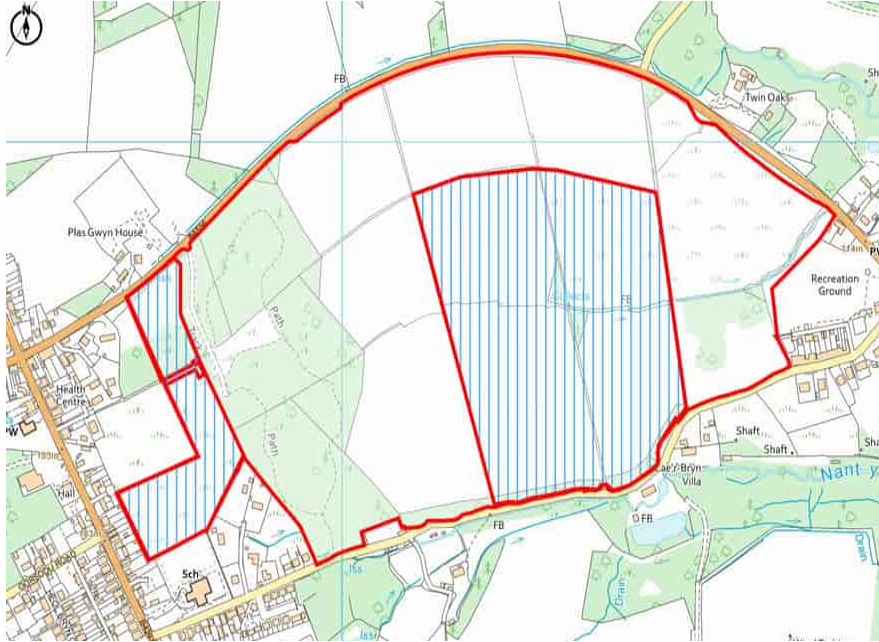
The property is to be sold freehold with vacant possession.

Services

The property does not benefit from any mains services.

Planning

All planning related to Carmarthenshire County Council.



Wayleave, Easements and Rights of Way (if any)

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.

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.

Basic Payment Scheme

The land is not registered for SFP/SSF and there are no entitlements available as part of the proposed sale.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

Carthenshire County Council, County Hall, Castle Hill, Carmarthen SA31 1JP.
Tel: 01267 234567

Method of Sale

The land is offered for sale by Private Treaty as a whole.

Viewing

Strictly by appointment with sole marketing agents Rees Richards and Partners. Please contact Carmarthen office for further information.

2 Spilman Street, Carmarthen SA31 1LQ.

Email: dylan@reesrichards.co.uk

Tel: 01267 612021



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Druslyn House
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CHARTERED SURVEYORS, LAND & ESTATE AGENTS