



## 44.53 acres of Land, Pantglas Farm, Pencader, Carmarthenshire SA39 9AH

**Guide Price: £290,000**

### Property Features

- Block of accommodation land extending to 44.53 acres
- 34.36 acres of which comprises good quality pastureland
- Approx. 10 acres of amenity woodland and scrubland
- Derelict farmstead known as 'Pantglas'
- Scope to re-purposes, convert, re-development (subject to obtaining the necessary planning consents)
- 2 miles west of Pencader village. 12 miles Carmarthen. 11 miles Newcastle Emlyn

### Property Summary

A block of agricultural pastureland and amenity woodland totalling approx. 44.53 acres, being predominantly gently sloping throughout and is utilised for grazing and mowing in connection with the current farming enterprise together with a derelict farmstead located down in the valley near Nant Gwyddil stream.





## Full Details

### Overview

The land consists of approximately 44.53 acres in total of which 34.36 acres comprises good quality pastureland with the remainder laid to scrub and woodland. The clean grazing can be apportioned to 12.98 acres of level pastureland suitable for mowing and grazing purposes whilst the other 21.38 acres consists of gently sloping pastureland suitable for grazing purposes.

The land benefits from a double gated entrance with a track leading into the land which leads down through the land to a pen / handling facility, a static caravan and storage container.

The land is classified as 'freely draining acid loamy soils over rock' according to the Cranfield University Soilsmap map and identified to be mainly Grade 3b quality land with a small area being grade 4 quality land by Welsh Government's Predictive Agricultural Land Classification (ALC) Map 2.

The property further benefits from a derelict farmstead known as 'Pantglas' which we assume to include the site of an old farmhouse together with derelict outbuildings. Access to this is not possible due to extensive vegetation overgrowth. We assume the old farmstead to be uninhabited for some time.





## Situation

The property is situated in a rural position, some 2 miles west of the village of Pencader, a rural village in Carmarthenshire. The village is home to a range of local amenities to include convenience store, fish and chips takeaway outlet, hairdressers, Welsh medium primary school and regular bus services to Carmarthen town centre.

The county and market town of Carmarthen lies 12 miles to the south via A485 home to an excellent range of amenities and services also providing access to the A48 - M4 Link Road, with convenient access along the M4 corridor.

The market town of Newcastle Emlyn also lies 11 miles to the west, being home to a wide range of local amenities and services.

The Ceredigion coastline (Cardigan Bay) lies within 30 minutes drive to the north of the property.

## Further Information

### Tenure

We are advised the property is held on a freehold title with vacant possession upon completion.

### Services

We are advised the property benefits from mains water supply. None of the services have been tested.

### Overage Clause

The land is subject to an overage clause of 30% of uplift in value attributable towards a residential planning consent, achieved at any time during a 30-year period. Please contact the Agents office for further information.

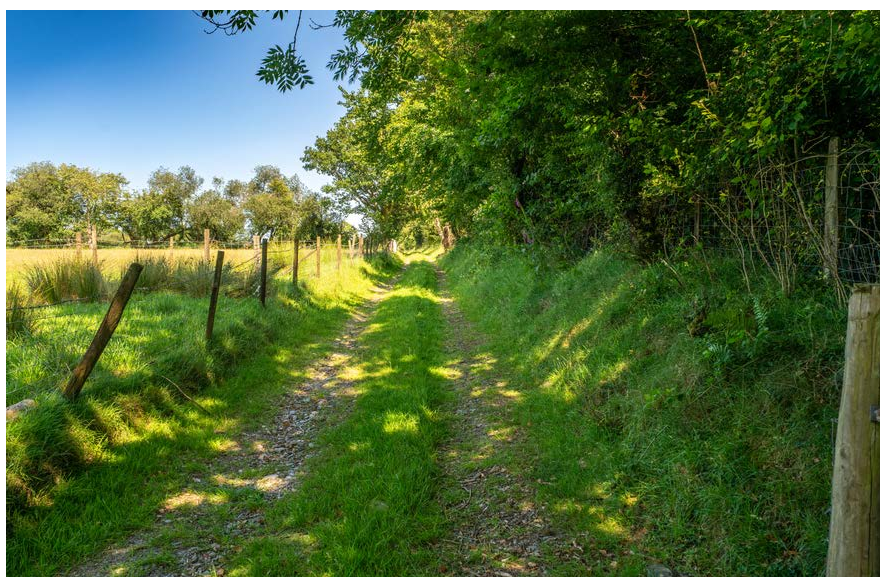
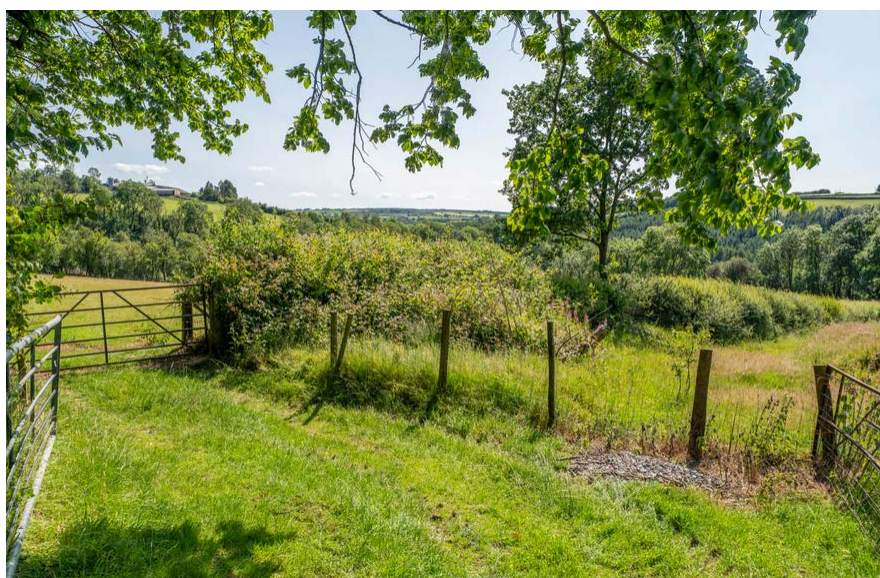
### I.A.C.S.

We are advised the Land is registered.

### Basic Payment Scheme

We understand that the land is registered for Basic Payment Scheme.





## 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, Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567.

## Local Authority

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

## Wayleaves, Easements and Rights of Way, etc.

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.

## Post Code / What 3 Word

SA39 8AH / ///veal.mailing.stammer

## Method of Sale

The property is offered For Sale by Private Treaty.

## Viewing

Strictly by appointment with the Sole Selling Agents. Please contact Rees Richards & Partners at the Carmarthen office for further information.  
12 Spilman Street, Carmarthen, Carmarthenshire, SA31 1LQ.  
Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)



**44.53 acres of Land at Pantglas Farm  
Pencader, SA39 9AH**

**For Identification Purposes Only**

LANDMARK INFORMATION SWALE

oman