



Pencwm Farmlands, Ffosyceilog Road, Llannon, Llanelli, Carmarthenshire SA14 6AB

Open to offers in region of £250,000 For Sale
Property Features

- About 36.22 Acres
- Approx. 1/4 of a mile Llannon Square
- Double gated access
- Mainly sound productive pasture land
- Mostly level to gently sloping
- Access off Ffosyceilog Road

Property Summary

A very useful block of sound productive pasture land capable of growing excellent crops of grass, lying mainly level to gently sloping and contained in ten enclosures, including some small boundary areas of woodland and part steep unproductive bank.



Full Details

Description

In our opinion a very useful block of sound productive pasture land capable of growing excellent crops of grass, lying mainly level to gently sloping and contained in ten enclosures, including some small boundary areas of woodland and part steep unproductive bank in OS 2907.

For the last few years the land has only been used for silage cropping and it is noted that some internal fencing is required prior to livestock grazing.

The land has the benefit of a farm access track traversing through the first three fields.

There are panoramic views over the surrounding countryside.

Situation

Double gated access off Ffosyceilog Road being about 0.25 of a mile from Llannon. Pontardulais Town and Junction 48 of the M4 motorway is approximately 3 miles distant. Further access off Ffosyceilog onto Llannon/Pontyberem Road.

Directions

From Junction 49 of the M4 motorway, proceed into Hendy, take first left onto the Llannon road. Continue until reaching 'T' junction at Llannon, turn right and then immediately take first left onto Ffosyceilog Road, proceed for about 0.25 of a mile until reaching the double gated access into the land on the left hand side.

The Land

A very useful block of mainly sound productive pasture land capable of growing excellent crops of grass. The land lies mainly level to gently sloping and contained in ten enclosures. The total area of the land is about 36.22 acres (14.65 Ha) out of which approximately 34.47 acres is pasture, 0.75 of an acre of woodland in three separate boundary areas and the remaining estimated 1 acre is an area of steep unproductive land to field no. 2907.



SCHEDULE OF AREA

OS. NO. - AREA

Pt. 6570 - 1.99

6454 - 0.93

6344 - 1.06

6031 - 1.41

6414 - 0.92

5617 - 1.13

4921 - 0.75

4215 - 1.35

4902 - 0.69

2907 - 4.43

TOTAL 14.65 Ha (36.22 Acres)

Further information

Tenure

We are advised the property is held on a Freehold basis with vacant possession upon completion.

1. Part Title No. CYM33643

2. Title No. WA108975

Services

1. Mains water tank sited on southern boundary at second access. (The vendors will arrange to insert a submeter for this supply within one month after completion)

2. It is believed that the mains water pipe runs along Ffosyceilog road. Prospective purchasers are strongly advised to make their own enquiries with Welsh Water as to the availability of a supply and possible connection.

Rights of Way, etc

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

1. Secondary agricultural access from field no. 4902 into Pencwm Fach farm.



Overage Clause

Excepting for agricultural buildings or stables.

A 30% uplift in value for any non agricultural use for a period of 30 years. Full wording to be agreed with the vendors solicitor.

I.A.C.S.

It is understood that the land is registered.

Basic Payment Scheme

All relevant applicable entitlements are included in the sale.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact Swansea office for further information -
Druslyn House, De la Beche Street, Swansea SA1 3HH
Tel: 01792 650705

Email: property@reesrichards.co.uk

