



12.03 Acres of Land, Allt Y Graban Road, Pontarddulais, Swansea SA4 8DU

£110,000 For Sale

Property Features

- In four enclosures
- Road frontage
- About 12.03 acres
- Pasture land
- Gated access off Alltygraban Road
- Natural Water Supply

Property Summary

Level to gently sloping pasture land in four main enclosures although part of one field is fenced off separately owing to gas pipeline easement, this fence can be taken down if required. There are small areas of rush on the pasture especially over the gas pipeline easement area which was drained and reseeded last year, the rush needs spraying off. In all about 12.03 acres.



Full Details

Description

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Situation

Between Pontlliw and Pontardulais with access gate off Alltygraban Road directly below the adjoining property known as Cwmyllech. About 9 miles from the City of Swansea.

Directions

Approached either from Pontardulais or Pontlliw on the A48 main road. From Pontlliw pass the Rasoi Indian Kitchen, continue for about half a mile, take first left onto Alltygraban Road (signposted Pontardulais Garden Centre) and the entrance gate is the first gate on the left hand side.

The Land

In all about 12.03 acres.

I.A.C.S.

We are informed that the land is not registered.

Basic Payment Scheme

We are informed that there are no entitlements.

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any).

Easement for National Grid Gas 48 " main.



Services

None. Natural water supply via stream to the eastern boundary. (Not tested or guaranteed). If mains water required please contact Welsh Water as to the availability of a supply in the area and possible connection.

Vendors Covenant

The vendor will at his own expense fence off gateway to the retained field within two months after completion.

Tenure

Freehold with vacant possession. Part Land Registry Title No. CYM147398.

Overage

In the event that planning consent is obtained for residential or commercial development on the land within a period of 25 years (excluding stables or agricultural buildings) then the purchaser will pay to the vendor 25% of the uplift in value.

Viewing

At any time. Please ensure all gates are closed.



