







**LOT 1**

**LOT 2**

**LOT 3**

**FOR IDENTIFICATION PURPOSES ONLY**





## **Property Summary**

Bryn Martin is an attractive former dairy farm extending to approx. 58 acres in total, with an excellent range of modern farm buildings and a traditional stone former cowshed with live planning consent for conversion into residential dwelling.

The land is predominantly classified as freely draining slightly acid loamy soils, with small areas of permeable seasonally wet acid loamy and clayey soils and is classified as Grade 3b according to the Agricultural Land Classification Maps.

The farm is offered For Sale for the first time in over 60 years as a whole or in 3 lots. Rare does a block of land and buildings of this nature become readily available on the open market.

## **Situation**

The property lies on the periphery of the sought after village and community of Gelli Aur (Golden Grove), in a south facing position, with commanding views of the surrounding Carmarthenshire countryside and Black Mountains.

The property benefits from excellent access and frontage onto an unclassified adopted highway, situated circa 500 meters north of the A476 highway and lies 4 miles equidistant from the popular market town of Llandeilo, to the north – east and the large village of Cross Hands, to the south – west, both of which provide an extensive range of amenities and services. The A48 – M4 Link Road at Cross Hands also provides excellent road links along the M4 corridor and beyond.





## Lot 1 (Guide Price £325,000)

### An excellent renovation project / small holding with potential set in 7.10 acres.

The former cowshed of traditional stone construction under a pitched slate roof benefits from live planning consent for conversion into a 3-bedroom residential dwelling, providing an excellent blank-canvas renovation project for the most discerning buyer.

A further useful range of modern farm buildings are set below, consisting of cubicle housing and covered silo's, serviced by a concrete lined and earth banked slurry pit, in addition to a former herringbone parlour and collecting yard, with adjoining dairy.

The land is situated to the west and south of the farmstead, being south facing and gently sloping in nature and contained in two useful enclosures, benefiting from stockproof fencing.

The land is laid to productive pasture utilised for grazing and cutting purposes, with a small area of improvable grazing. A parcel of mixed broadleaved woodland on the southern boundary along the riverbank edge provides a useful shelter belt for livestock during summer months and access to seasonal natural water supply.

The property benefits from excellent frontage, with several gated access points from the highway into the farmstead and land.





**Former Cow Shed with full granted planning permission**

Traditional stone construction under a pitched slate roof.

Cow Stalls: 4.28m x 4.62m (14' 1" x 15' 2")

Loose Housing: 8.26m x 4.64m (27' 1" x 15' 3")

Pen 1: 4.03m x 4.68m (13' 3" x 15' 4")

Pen 2: 2.45m x 4.99m (8' 0" x 16' 4")







### **Modern Farm Building 1**

Steel portal framed buildings with concrete walls under a pitched corrugated sheeted roof, comprising:

Silo: 75ft x 20ft (22.80m x 6.57m)

Cubicle Housing: 75ft x 30ft (22.82m x 9.21m) 37 cubicles

### **Modern Farm Building 2**

Steel portal framed buildings with concrete walls under a pitched corrugated sheeted roof, comprising:

Cubicle Housing: 60ft x 20ft (17.89m x 6.49m) 35 cubicles

Silo: 60ft x 30ft (17.89m x 9.21m)







### Former Parlour & Dairy

Concrete block built under pitched corrugated sheeted roof, comprising:

Parlour & Collecting Yard: 60ft x 20ft (6.25m x 17.89m) Former Dairy: 15ft x 10ft (4.57m x 3.32m)





## Lot 2 (Guide Price £165,000)

### Conveniently situated parcel of grazing land

The land extends to 21.90 acres in total being south facing gently sloping in nature situated immediately west of the highway, with extensive frontage and two gated access points, and a right of way across a private lane on the north - western boundary.

The land is contained in six easy to manage enclosures and is currently laid to pasture with areas of improvable ground, suitable for grazing and cutting in areas, whilst benefiting from stockproof fencing, mains water and natural water supply.







## Lot 3 (Guide Price £260,000)

### Excellent parcel of cutting and grazing land

The land extends to 28.65 acres in total being gently sloping in nature situated immediately east of the highway, with extensive frontage and two gated access points.

The land is south facing gently sloping in nature and is contained in five main enclosures, currently laid to pasture with a central track system leading to the inner fields, with a small area of improvable ground. The land is capable of growing excellent crops of silage, in addition to grazing of livestock, with the benefit of stockproof fencing, mains water troughs and natural water supply.









## Location and Situation Plans

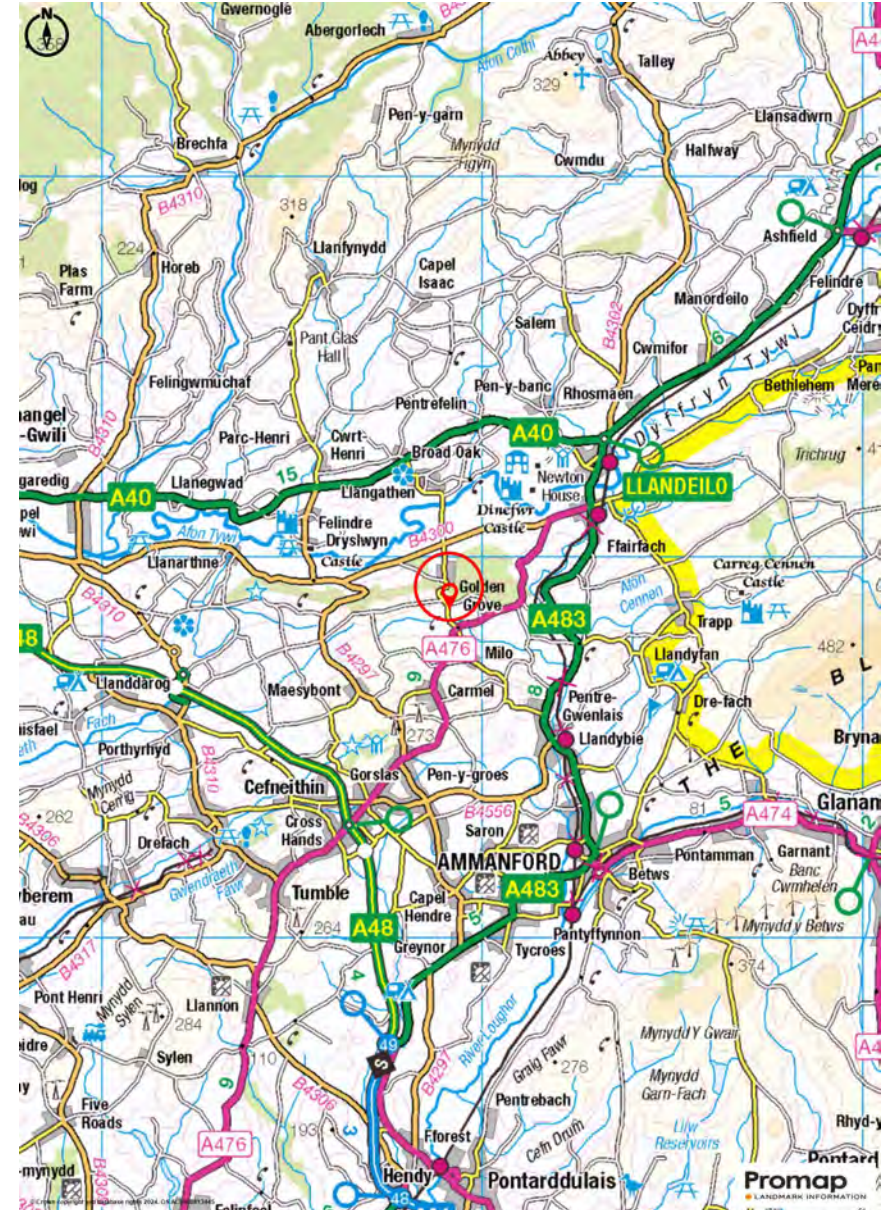
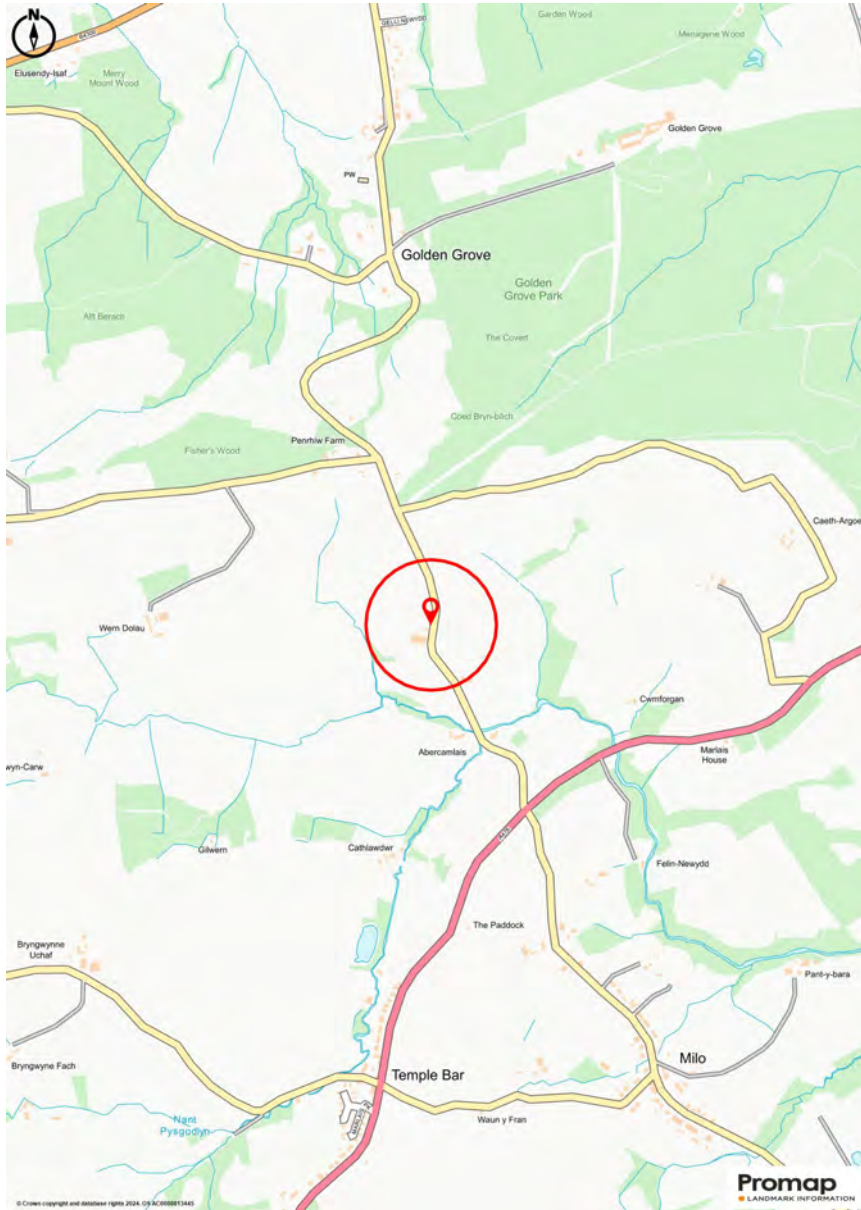
For identification purposes only





## Location and Situation Plans

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## Further Information

### Tenure

Freehold basis with vacant possession upon completion.

### Services

Lot 1 - mains water, mains electricity, private drainage via septic tank.  
Lot 2 - natural water supply and mains water (available in highway).  
Lot 3 - mains water and natural water supply.

### I.A.C.S.

We understand the property is registered.

### Basic Payment Scheme

We understand that all the land is not 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

The former cowshed benefits from full detailed planning consent for conversion to a 3-bedroom, part two-storey dwelling. The septic drainage has been installed and approved by Natural Resources Wales; thus planning is now deemed live in perpetuity. Full details under application reference number PL/04635.

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567

### 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 available in 3 lots or as a whole, as identified by the Lotting Plan.

Lot 1 - Buildings & 7.10 acres of Land - £385,000

Lot 2 - 21.90 acres of Land - £195,000

Lot 3 - 28.65 acres of Land - £300,000

### Local Authority

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

### Post Code

SA32 8LX

### What 3 Word gateways

Lot 1 - yawned.slung.nylon

Lot 2 - surface.sprays.cosmic

Lot 3 - kings.hourglass.audible

### Agent Note

There is Japanese Knotweed along the inner hedgerow boundary of Lot 3 which has been treated.

### 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](mailto:rhys.james@reesrichards.co.uk)

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