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RICS



Since 1989

*A well equipped storage and general business premises totaling 6 acres or thereabouts, Nr
Llanybydder, West Wales*



Glaneinon Yard, Glanduar, Llanybydder, Carmarthenshire. SA40 9RA.

C/2284/AM

£795,000

Guide Price (may consider sub-division)

A well equipped storage and general business premises *** Buildings of 9,700 sq ft *** Extensive yardage *** Further potential development land *** In all 6 acres or thereabouts *** A very well established B1, B2 & B8 commercial yard *** Formerly a haulage contractors facility and storage buildings *** Comprising an extensive level, well secured site of some 3 acres or thereabouts Wide open surfacing and concrete yardage *** Further parcel of redevelopment land adjacent, which has the potential for alternative use (subject to consent being obtained) ***The site having history as a heavy goods distribution and materials storage facility including agricultural fertilizer and animal feeds ***

The site in its entirety extends to some 6.018 acres (2.435ha)



LOCATION

Located in rural position set off a quiet district road via a short lane from quiet district road. 1/2 mile to the Teifi Market town of Llanbydder. 20 miles north of the county town of Carmarthen and some 5 miles from the University town of Lampeter. A good strategic, rural West Wales location for distribution and service provision.

GENERAL

A well established commercial haulage and storage facility comprising of an extensive level site of some 3 acres or thereabouts of gravelled surfaces and concrete yardage together with a further parcel of redevelopment land adjacent, which has potential for alternative use subject to being redeveloped and obtaining planning consent.

The site in its entirety, extends to 6.018 acres (2.435 ha) with a main building of 8,350 sq ft including mezzanine. Portacabin, and further garage of 1350 sq ft. The site has in the past been utilised for storage of heavy goods distribution materials, including fertilizer and animal feed, but more latterly more associated with air conditioning and dairy products which are imported and distributed from site around the UK subject to various service contracts.

The property is approached via a gated, secure steel set of access gates, which provides entry into an extensive 3 acre level site which is largely gravelled, includes a loading ramp and extensive concreted hard standings and forecourt to the main buildings.

The property has a long established operating centre status, with previous 3 truck HGV approval and operating centre for 5 trailers. The site in its entirety, has flood lighting, security

steel fencing and security gates and all easily accessible from a short right of way from a council maintained roadway.

SITE ENTRANCE



MAIN BUILDINGS

The main buildings provide high eaves 20' height building in the main with 26' to apex of steel stanchion construction with shuttered concrete walled sides and clad roof and sides. Overall this building which is entirely secure provides 8,350 sq ft which includes an internal steel framed mezzanine floored loft facility. (105' x 70' overall).



PORTACABIN/OFFICE

Portacabin office: 15' x 18'

Staff WC and wash basin:



SECOND GENERAL PURPOSE BUILDING

45' x 30' (1350 sq ft) currently utilised as a garage/workshop. Again of concrete floor, block walls, corrugated iron roof and with HGV inspection pit.



YARD



YARD AREA TO EAST



FORECOURT AND FORE YARD



GARAGE

Measuring 1350 sq ft.

FURTHER POTENTIAL DEVELOPMENT LAND

On site is a further area of land, that has planning consent for construction of a further workshop and store building, which was approved on 5th December 1989. Planning application D4/A/18781/46.



RIGHTS OF ACCESS

Rights of access are provided over part of the site to access adjacent lands and sites including a site utilised as the Headquarters for the National Eisteddfod of Wales.

TENURE AND POSSESSION

The property is of Freehold Tenure with vacant possession. Land Registry Title No: CYM 488170

OUTGOINGS

Rateable value: £16,750 p.a.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

AGENTS COMMENTS

A well established and well known former haulage yard, more latterly having been utilised as a self storage and managed storage facility by the existing proprietors who offer for sale the premises on retirement after many years of successful business. The premises are up to date and well equipped and fully operational for a 'turnkey' operation. Further details as regards the site are available via the sole selling Agents, telephone 01570 423 623 ref: AJM.

Services

We are advised that the property is connected to mains water, mains electricity, private drainage.

Directions

From Lampeter on the A485 road towards Carmarthen proceed to the market town of Llanybydder. On reaching the town square with the shop and post office on the right hand side turn left onto the B4337 Llansawel-Llandeilo road. Proceed up this road for ½ a mile, passing a Chapel on the right hand side then as you drive down hill you will see a turning to the right alongside Highmead Dairy. Proceed up this road for ½ a mile or so and after passing the entrance to Bryn Llo Fach on the left hand side you will then see directly in front a detached house known as Gilfach Wen. Turn fork right just before Gilfach Wen then you will arrive at the yard.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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For Identification Purposes Only