



## About 85.41 acres of Land at Llandewi, Knelston, Reynoldston, Swansea SA3 1AU

Open to offers in the region of £770,000 For Sale

### Property Features

- A substantial block of land
- About 85.41 acres in seven enclosures
- Forming part of Monksland Farm
- Mostly pasture/arable land
- Good access off the main South Gower Road (A4118)

### Property Summary

A substantial block of land within a ring fence and contained in seven easy to work enclosures. The majority of the land is, in our opinion, capable of growing excellent crops of cereals, roots and grass. In all about 85.41 acres.



## Full Details

### Description

A rare opportunity to purchase a substantial block of land within a ring fence and contained in seven easy to work enclosures.

The majority of the land has been ploughed over the years and is, in our opinion, capable of growing excellent crops of cereals, roots and grass. Land to pasture at present except for 18.12 acres is stubble after spring oat crop. There is a useful old quarry at the entrance to the land utilised for winter forage storage.

There is a small area being the site of an old iron age fort in field no 6600 which area is subject to an SSSI. There is an existing vehicular and pedestrian right of way over the farm track to two adjoining landowners shown on the attached plan from Points A to B.

In all the total area is approximately 85.41 acres.

### Situation

In a rural location with access of Jones Cross positioned between the village of Knelston and Scurlage. About 14 miles from the City of Swansea.

### Directions

From the village of Knelston continue down hill to corner at Llandewi Cross and proceed on the A4118 for about half a mile and the entrance to the land is on the right hand side.





## The Land

About 85.41 Acres

### SCHEDULE OF AREA

OS NO. - AREA

0644 - 1.12 Old Quarry

0051 - 14.97 Pasture

0065 - 8.11 Stubble

0081 - 10.43 Stubble

7475 - 9.52 Pasture

6600 - 13.74 Pasture

6554 - 14.67 Pasture

4549 - 12.85 Pasture

TOTAL - 85.41 ACRES

## Rights of Way, etc

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

1. Existing vehicular and pedestrian right of way over the farm track for the benefit of the adjoining landowners shown on the attached plan from Points A to B.

2. Existing footpath along the eastern boundary of OS No. 0051.

3. Existing footpath along farm track shown on attached plan from Points A to B.

## Services

Natural water supply via a pond positioned on the northern corner of OS No. 6600. It is understood that this pond has never run dry although no guarantee can be given.

It is further understood that the mains water pipe runs alongside the A4118 road adjoining access at Jones Cross. If mains water is required we strongly advise that prospective purchasers contact Welsh Water as to the availability of a supply and possible connection.



## Tenure

Freehold with vacant possession. Land Registry Title No. WA164480.

## I.A.C.S.

We are informed that the land is registered.

## Basic Payment Scheme

The land has the benefit of entitlements under the above scheme which, if required, may be purchased under separate negotiation. Awaiting further details.

## Viewing

Strictly by appointment with the sole agents.

Please make sure all gates are closed where appropriate.



These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.



