

A rarely available Upland Holding of 89.69 acres suiting re-development and alternative use in the North Carmarthenshire hills, close to village of Ffarmers, Llanwrda, West Wales



Cwrt Henri, Ffarmers, Llanwrda, Carmarthenshire. SA19 8JJ.

£395,000

A/5079/AM

Guide Price o.n.o.

*** A rarely available extensive Organic farm *** Extending to some 89.69 acres or thereabouts with immense appeal including thereon 2 x former farmsteads, including Cwrt Henri and Waunwen now ruins but having restoration appeal, (Subject to Consent) and being an ideal off-grid opportunity or with leisure/recreation use potential.***

*** Organic symbol *** Currently Glastir Organic and Glastir Advanced Agri Environment Schemes ***

*** This is a parcel of land that is extensive in nature, incorporates most appealing conservation and wetland environments, plus improved grazing lands *** All arranged as traditionally sized meadows and field enclosures with mature trees and re-planted and traditional hedgerows*** In total 89.69 acres or thereabouts ***



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Location

Cwrt Henri is located 2 miles from the village of Ffarmers, in an elevated site, divided as two blocks of land easily accessible at the end of a No Through Road and with own private track access.

Ffarmers lies 7.5 miles from the University town of Lampeter and 10 miles from the A40 London to Fishguard trunk road at Llanwrda.

General



A rarely available extensive Organic farm with a host of alternative enterprises including agriculture, equestrian, lifestyle, conservation and other uses available, extending to some 89.69 acres or thereabouts with immense appeal including thereon 2 x former farmsteads, including Cwrt Henri and Waunwen both now ruins but having restoration appeal, (Subject to Consent) and being an ideal off-grid opportunity or with leisure/recreation use potential.

The placing of Cwrt Henri on the open market provides a rare opportunity to acquire a hill farm for redevelopment and remodelling. The farm has immediate appeal due to the fact that although it has been well farmed, managed in accordance with modern rotational systems to incorporate Glasdir and Tir Gofal conservation schemes with much internal refencing, a sound stockproof ring fence and wooden gates provided throughout over recent years by the existing owners.

This is a parcel of land that is extensive in nature, incorporates a most appealing conservation and wetland environments, plus improved grazing lands, all arranged as traditionally sized meadows and field enclosures with mature trees and re-planted and traditional hedgerows.

A particular feature of this farm is that it is divided into 2 significant blocks. The main block Cwrt Henri farm itself, incorporates a sadly dilapidated farmhouse which could be suitable for restoration, subject to the appropriate consents being obtained from Carmarthenshire County Council. There is in addition, a further ruin on site, known as Waunwen, again, currently a ruin.

Rarely do farms that have been largely untouched become available and this offering provides a unique opportunity for the discerning buyer seeking a project of scheme to invest into an area which is becoming increasingly sought after for those with alternative uses in the rural environment to put their stamp on a property such as this, which offers scope, seclusion and considerable tranquility.

In total 89.69 acres or thereabouts.

The Land



The land is divided into 2 blocks, principally Cwrt Henri and Waunwen, extending to 50.16 acres plus the nearby Pantglas Mountain extending to 39.53 acres being sole grazing rights over Crown Land.

The land is divided into 2 blocks which includes a nearby block of 39.53 acres which is sole grazing rights all under fence and gated to the lane access and provides fenced hill land, which provides valuable conservation and wildlife sanctuary and combines with the whole to make this a most

interesting and rarely available farm for alternative use development.

Waunwen Ruin



Cwrt Henri Old Farmhouse



Crown Land





Land to East



Land to North



Land to North-East





Land to South-West



Land adjacent to Pantglas



Tenure and Possession

We are advised that the property is available as Freehold and for sale by Private Treaty.

Agents Comments

Regarding Planning Consents, prospective purchasers are invited to pursue their own planning enquiries via the Local

Authority, Carmarthenshire County Council. Spillman Street, Carmarthen, Carmarthenshire Telephone: 01267 234567.

Further details are available from the sole selling Agents Morgan and Davies, 12 Harford Square, Lampeter Tel: 01570 423 623

Rights of Way and Easements and Wayleaves

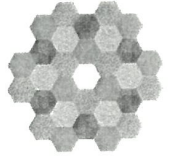
The property is subject to Rights of Access benefitting 3rd parties and the owners. This includes access through the property to neighbouring farms and land owners and neighbours. The property is also subject to a Public Footpath through part.

Services

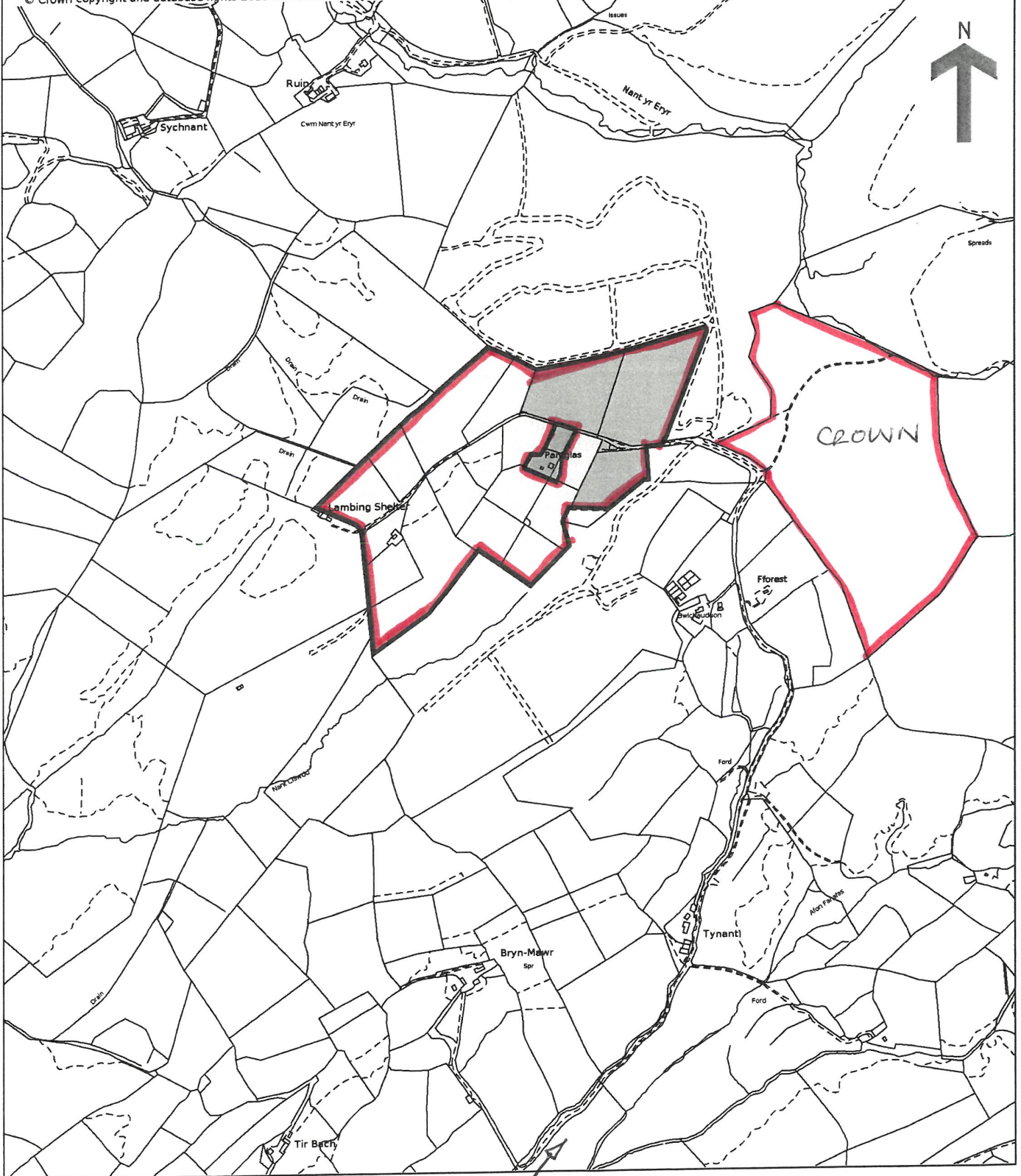
We are informed by the current Vendors that mins electricity is available. No current water supply. Abundance of natural water supplies available on the lands. Private drainage will need to be installed.

HM Land Registry
Official copy of
title plan

Title number **WA923038**
Ordnance Survey map reference **SN6647SE**
Scale **1:10000**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

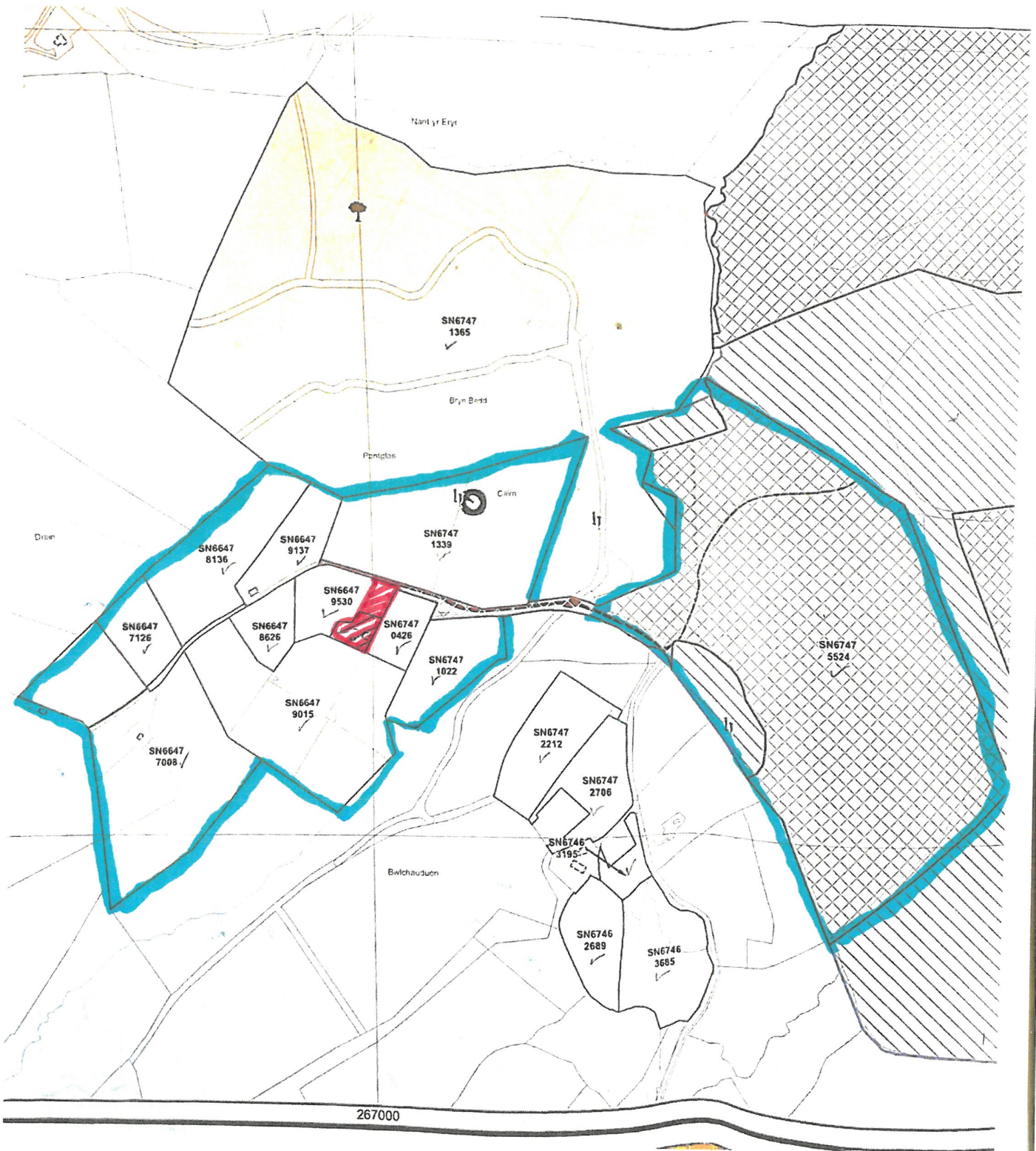


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FROM
FARMERS/CURRY CAJND
ROAD.

A o B.



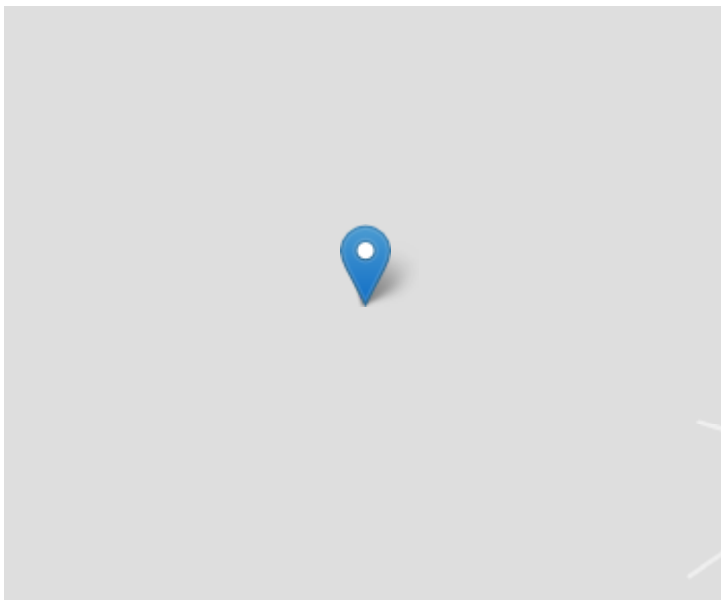
Directions

From leaving the A482 at Royal Oak, proceed to the village of Ffarmers and opposite the Drovers public house, turn right, signposted Cwrtycadno. Continue along this road passing Maesbach Caravan Park on the left hand side and continue to the next small cross roads. Turn left at these cross roads and continue to the end of the track, over a cattle grid and continue for a further 1/4 mile and the land will be seen on both sides of the track through a closed gate.

The land forming the Crown Lands re located close to the entrance on the right hand side approximately 200 yds before the gate. Identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only via the sole selling Agents, Morgan and Davies. 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'



For further information or to arrange a viewing on this property please contact :

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