



Land formerly part of Ty Newydd Farm, Rehoboth Road, Five Roads, Llanelli, Carmarthenshire SA15 5EX

Guide Price: £115,000

- ** Land can be split into smaller lots if required **
- 11.50 acres split into two fields of 6.01 acres and 5.49 acres
- Edge of sought-after village location of Five Roads, Llanelli
- Excellent Quality Pastureland
- Development Potential (STP)
- 6.01 acre field - Guide Price £60,000
- 5.49 acres - Guide Price £55,000
- Roadside Frontage
- Mains Water Supply

Property Summary

A conveniently situated block of productive pastureland split into two useful enclosures extending to approximately 11.50 acres (4.65 hectares) with roadside access into each enclosure and mains water supply. The land is suitable for mowing and grazing purposes.



Full Details

Location

The land is situated on the periphery of the popular village and community of Five Roads, within ½ a mile from the B4309 road and easy reach of the settlements of Llanelli and Trimsaran, with Trimaran Road situated 1.5 miles to the west connecting Furnace to Kidwelly.

Property Description

A conveniently situated block of productive pastureland split into two useful enclosures extending to approximately 11.50 acres (4.65 hectares) with roadside access into each enclosure and mains water supply. The land is level in nature and suitable for mowing and grazing purposes.

The soils are identified to be freely draining slightly acidic loams and classified as Grade 3b land by the Agricultural Land Classification Map (Wales).

Services

We are advised the Land benefits from mains water supply. None of the services have been tested.

Tenure

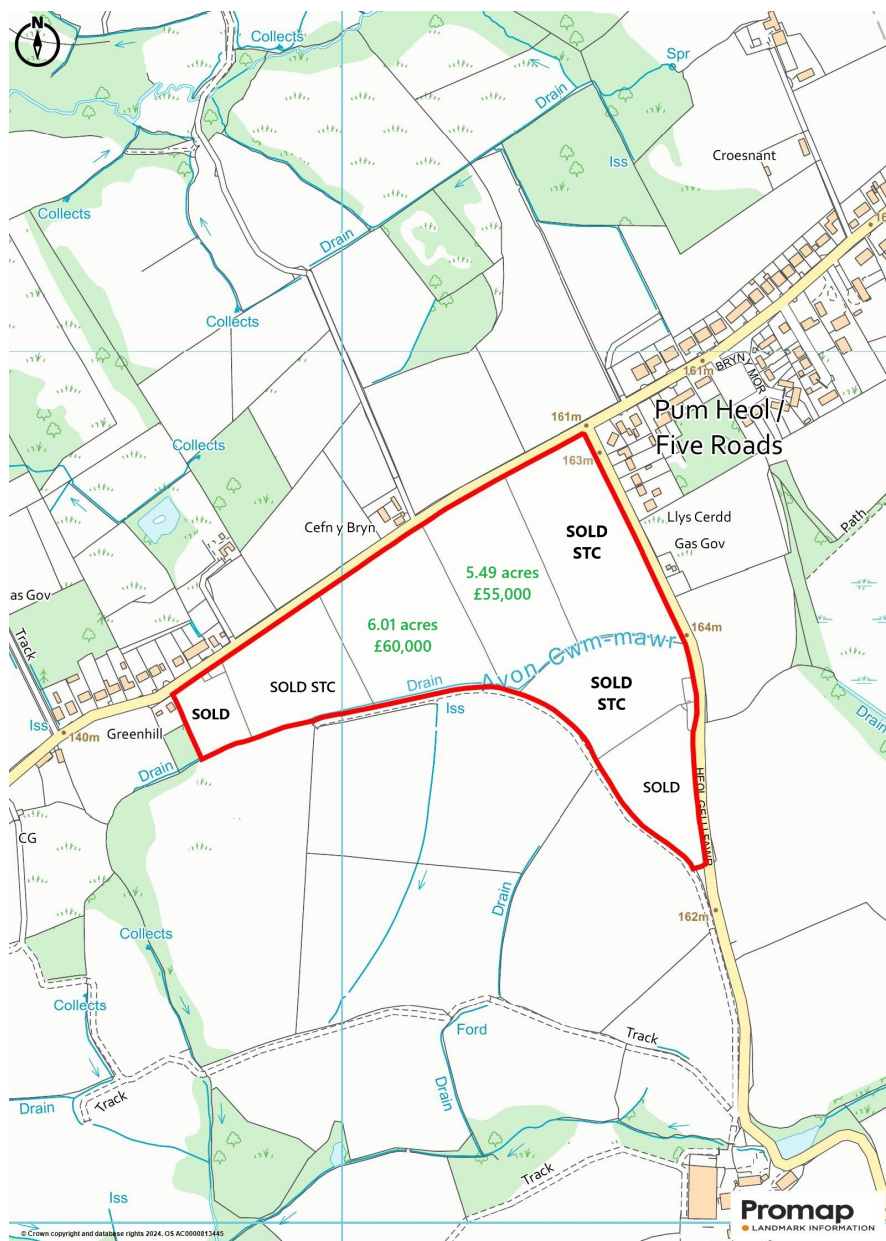
The land is held on a freehold basis with vacant possession upon completion.

Basic Payment Scheme (BPS)

No entitlements included in sale.

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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. The property adjoins the Five Roads settlement limits on the eastern boundary within Carmarthenshire's Local Development Plan 2018-2033 and in our opinion provides long term development potential (STPP).

Overage

The land will be subject to an overage provision of 15% of any uplift in value from agriculture, equestrian or horticulture value for a period of 20 years following the grant of planning consent for an alternative use.

Local Authority

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

Method of Sale

The land is available as a whole or in two lots:

6.01 acres - Guide Price £60,000

5.49 acres - Guide Price £55,000

Directions

Identified by an RRP For Sale Board.

Postcode – SA15 5EX

What3Word - ///prickly.grounding.risk

Viewing

Viewing strictly by appointment only.

For further information please contact Rees Richards & Partners, 12 Spilman Street, Carmarthen, SA31 1LQ
Tel: 01267 612 021

Email: property@reesrichards.co.uk