

A rural location. An unique approximately 9 acre parcel of land with former functional wood yard and stables. Edge of Llanllwni Mountains, near Llanybydder, West Wales



Land Part of Waun Gron, Glantren Lane, Llanybydder, Carmarthenshire. SA40 9SB.

£145,000

REF: A/5494/LD

*** An unique and unrivalled opportunity *** A secluded approximately 9 acre parcel of land *** Former functional wood yard with a range of outbuildings/stables *** Large hard standing and gravelled areas *** Large grazing paddock with mature hedge boundaries and various gated entrance points

*** Located on a 'No Through' road with no near Neighbours *** Located beside a bridleway with direct access onto Llanllwni Mountains *** The parcel of land offers privacy yet convenience to the nearby Market Town of Llanybydder *** Dissected by a small stream with mature trees dotted around the perimeters offering natural shelter and privacy *** Open stretches of grassland - Ample space for grazing or for alternative use such as leisure or commercial (subject to consent)

*** As a whole suiting agricultural, outdoor storage or rural business space *** The property combines utility with rustic appeal in a peaceful and accessible setting



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LOCATION



The parcel of land enjoys a private location on a 'No Through' road which lies on the outskirts of the Village of Llanybydder. Llanybydder itself offers a good range of local amenities including Doctors Surgery, Chemist, Post Office, Shops, Bakery and Public Houses, being 5 miles distant from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities, 17 miles North from the County Town and Administrative Centre of Carmarthen, and a 20 minute drive from the Ceredigion Heritage Coastline. Whilst the parcel of land is private with no near Neighbours it also offers convenience.

GENERAL DESCRIPTION



An unique and unrivalled opportunity to acquire a useful wood yard and grazing paddock which enjoys a private and secluded location at the end of a 'No Through' road. It perfectly suits business use or agricultural, Equestrian or for leisure. It is positioned beside a bridleway that leads directly onto the renowned Llanllwni Mountains with miles and miles of outriding.

The land itself has been left to nature in recent years and provides a have for the local Wildlife but could be re-introduced as grazing. The land is dissected by a small stream and a mature hedge row and various mature trees dotted around the perimeter.

The yard area could offer itself as Animal shelter or as currently utilised as a business yard with ample hard standing. If you are seeking peace and tranquillity then this yard and paddock is perfect for you.

PLEASE NOTE: There is a right of way down the track to the neighbouring land.

WORKSHOP/STABLING



YARD AREA



THE LAND



THE LAND (SECOND IMAGE)



POSITION



AERIAL VIEW



AGENT'S COMMENTS

A rare opportunity to acquire a useful and versatile parcel of land with wood yard. A must view.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

LOCAL AUTHORITY

The property is listed under the Local Authority of Carmarthenshire County Council.

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.

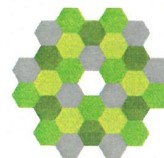
Services

No services connected.

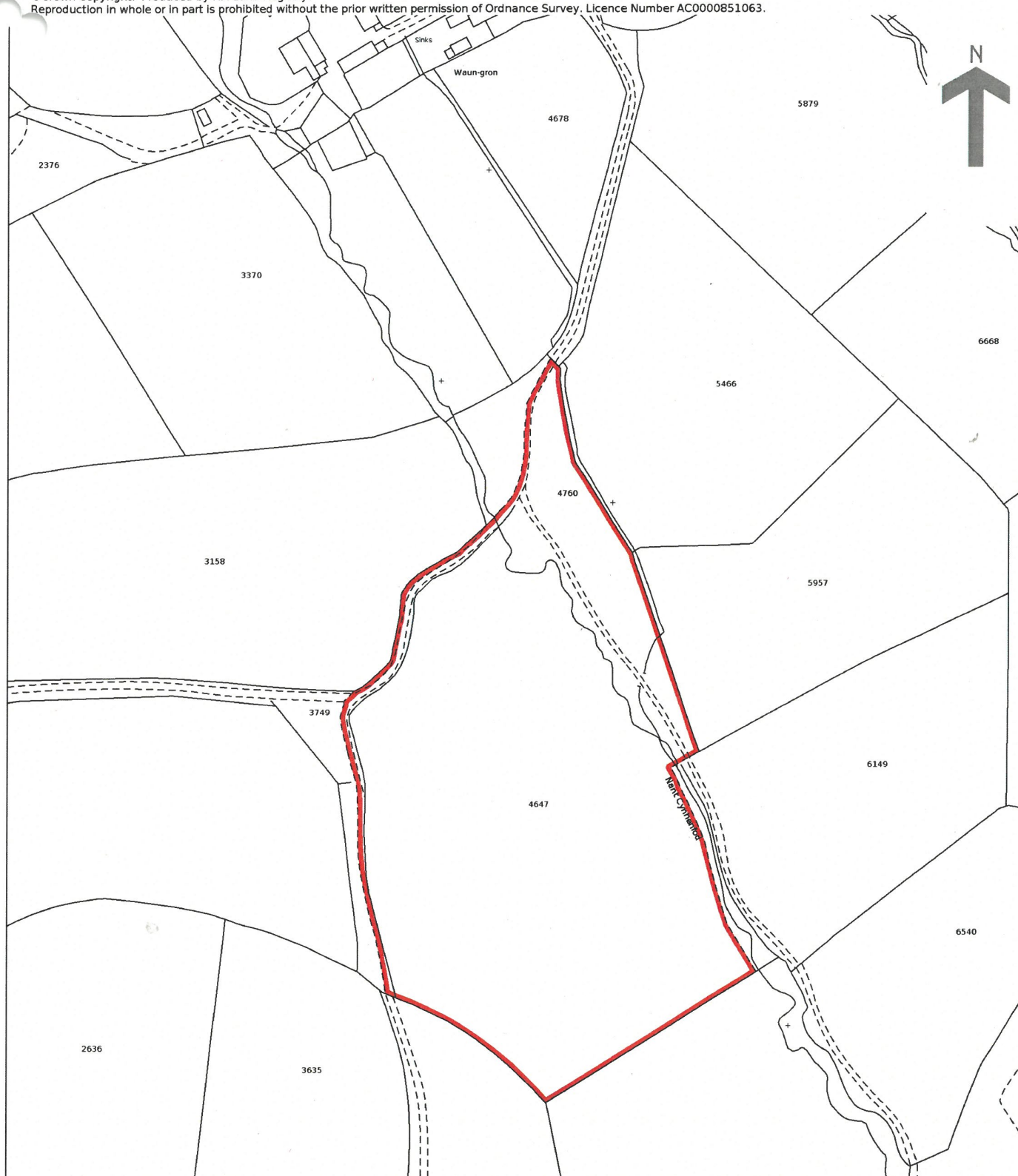
HM Land Registry

Official copy of title plan

Title number **WA965473**
Ordnance Survey map reference **SN5241NW**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

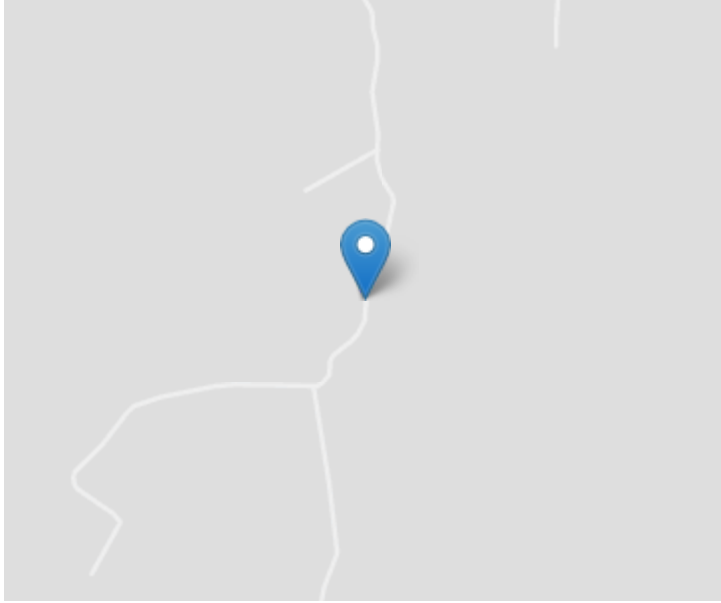
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes



Directions

what3words will point you to where the properties lies on the map - fails.term.advancing

From Lampeter take the A485 road to Llanybydder. Continue through the Village. On leaving the Village take the left hand turning onto Glantren Lane. Continue on this road for approximately 1.5 miles until you come to the end. The access to the yard and land will be on your left hand side. We suggest that you park within the wood yard for ease of accessibility and turning.

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

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

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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