

Land forming part of Golden Grove Estate

Golden Grove, Carmarthen, SA32 8LR



Overview

Upon kind instructions of the Golden Grove Estate Trustees, Rees Richards & Partners are delighted to offer For Sale an opportunity to buy into a Slice of History, in acquiring a parcel of land forming part of the historic Welsh Estate.

The land extends to approximately 22.50 acres in total, contained in one field, being gently sloping in nature and laid to improvable grazing, with several ancient oak trees and mixed broadleaf woodland on the western boundary, along the banks of the stream.

The land is currently utilised for grazing purposes and would be suitable for a range of other uses to include amenity, recreational, agroforestry and conservation purposes.



Situation

The land is situated on the eastern boundaries of the Golden Grove Estate, adjoining the historic Cawdor Estate woodland plantation, with commanding views of Dinefwr Park and wider Towy valley. The land lies 1/2 a mile south - west of the B4300 (Carmarthen to Ffairfach Road) and is within 2.5 miles of Llandeilo town centre, being home to a wide range of local amenities and services.

Land Classification

The land is classified as slowly permeable seasonally wet acid loamy and clayey soils according to Soilscapes and identified as Grade 3b according to the Agricultural Land Classification Map produced by the Welsh Government.





For identification purposes only





Further Information

Tenure

Freehold with vacant possession upon completion.

Services

Natural water supply.

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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

The land benefits from a Right of Way via a private lane adjoining East Lodge at its junction with the B4300 (Carmarthen to Ffairfach Road). Proceed along the lane for a distance of approx. 0.5 miles and upon reaching the cattle grid and gateway, the subject land can be found on your right hand side.

Method of Sale

The land is offered for sale by Private Treaty as a whole.

Buyer Covenants

The Buyer is to erect a stockproof fence along the whole length of the southern boundary within one month of completion, between points A and B marketed on the attached Sales Plan.

Overage Clause

The land will be subject to an overage provision of 30% of any uplift in value from agriculture, equestrian or horticulture value for a period of 50 years following the grant of planning consent for an alternative use.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW Tel: 01267 234567

Local Authority

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

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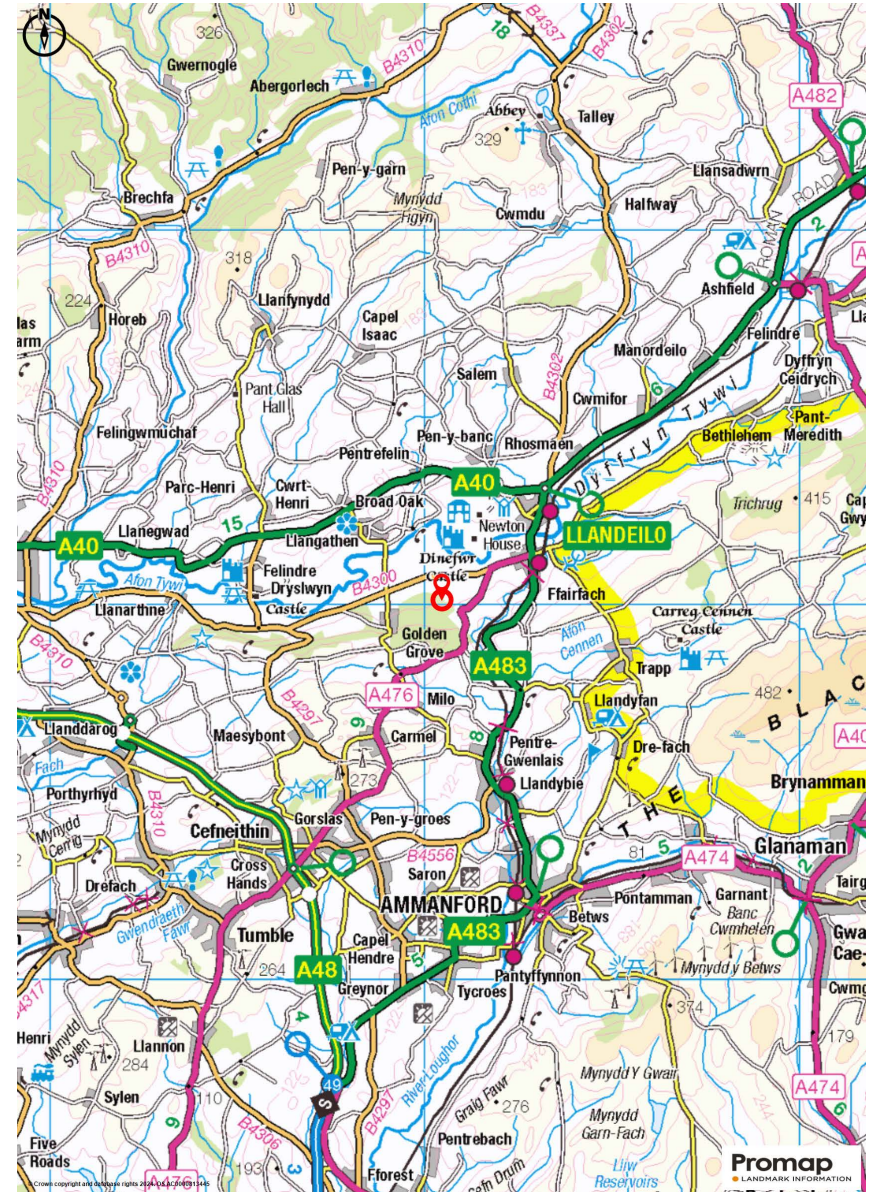
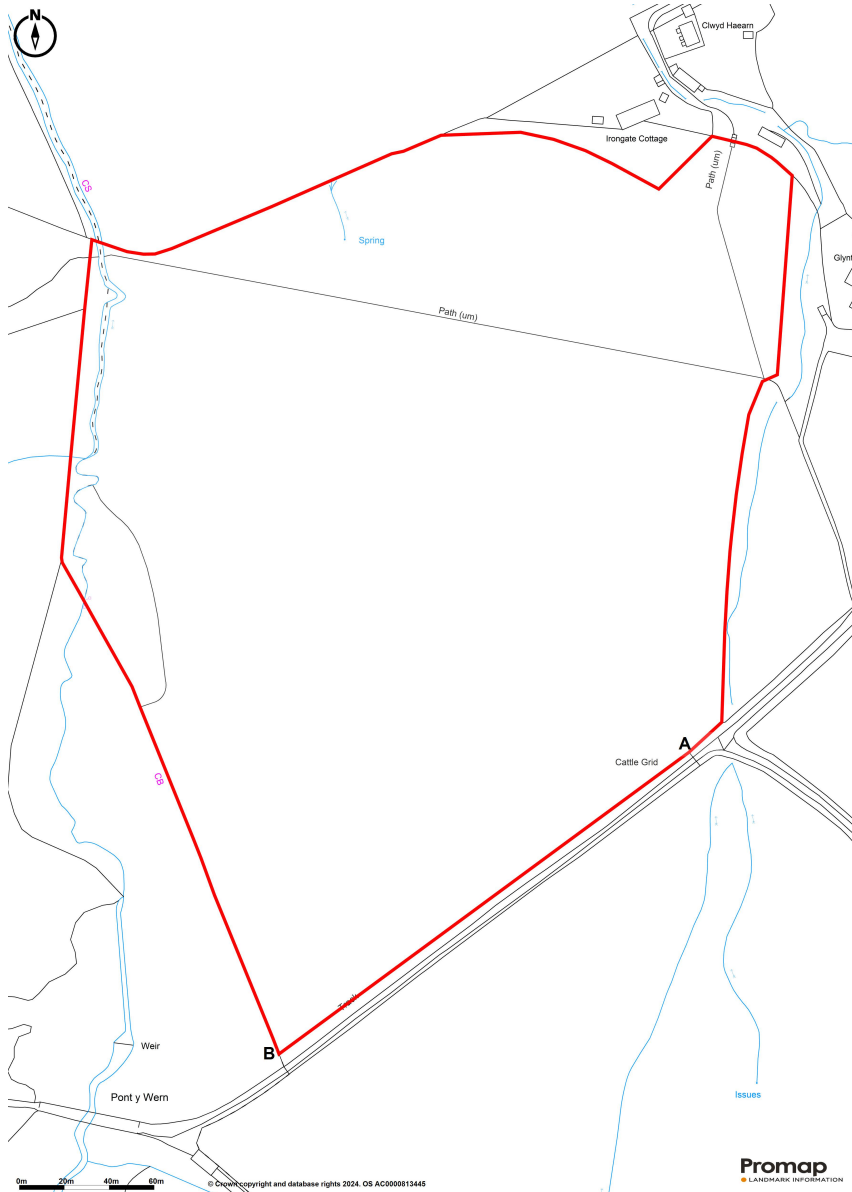
Viewing

Strictly by appointment with the selling agents. For further information please contact **Rhys James** at Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or Email **rhys.james@reesrichards.co.uk**

IMPORTANT NOTICE Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Location and Situation Plans

For identification purposes only





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