

*Private and secluded location. A development opportunity with a derelict former Cow shed with Full Planning Permission located in Esgair Forestry, Llansawel, North Carmarthenshire*



**Penrhiw Fawr, Llansawel, Llandeilo, Carmarthenshire. SA19 7PE.**

**£255,000**

**REF: A/5348/LD**

\*\*\* No onward chain \*\*\* Private and secluded location \*\*\* A rare and unrivalled opportunity - A former stone Cow shed now having Full Planning Permission for a 3 bedroomed dwelling \*\*\* Set in its own land of approximately 22.9 acres of gently sloping to sloping grazing land

\*\*\* Rights of way access through Esgair Forestry \*\*\* Unbelievable location - Picturesque views over North Carmarthenshire  
\*\*\* Partially surrounded by the Forestry and open farmland

\*\*\* No near Neighbours \*\*\* 3 miles from the Village of Llansawel \*\*\* Create your very own dream smallholding - Off grid living



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION



Located on the fringes of the rural Village Community of Llansawel, some 400 yards or so off the B4337 Llanybydder to Llansawel road, 9 miles equi distant from the Teifi Valley Market Town of Llanybydder and the University Town of Lampeter, easy travelling distance of the Towy Valley Towns of Llandeilo and Llandovery and a 40 minutes drive from the County Town of Carmarthen and the link road to the M4 Motorway.

## GENERAL DESCRIPTION

Picturesque rural location. A rare development opportunity with a former stone Cow shed now having Full Planning Permission for a 3 bedroomed dwelling. It is positioned within its own land of approximately 22.9 acres of gently sloping to sloping grazing and the perfect place to create your very own smallholding. It benefits from no near Neighbours and picturesque views.

## PICTURE OF THE FORMER COW SHED



## DERELICT OUTBUILDING





## THE LAND

We are informed the property extends to 22.9 ACRES of gently sloping to sloping grazing suiting a range of Livestock, i.e., Horses, Sheep, Cattle, etc. It is split into various paddocks with good access via a privately owned track with the property itself located centrally within the land.



## AERIAL VIEW



## ACCESS

The property is accessed via a right of way through the Esgair Forestry that leads onto a privately owned track.

PLEASE NOTE: There is a maintenance covenant in place.

## AGENT'S COMMENTS

An unrivalled opportunity to acquire a smallholding with Full Planning Permission in an unspoilt rural location.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain. Payment due to Carmarthenshire County Council for the Affordable Home Policy.

## COUNCIL TAX

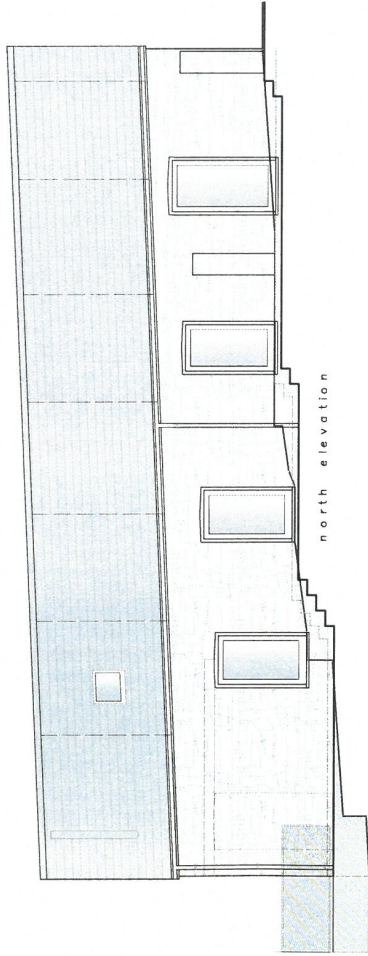
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be confirmed.

## MONEY LAUNDERING REGULATIONS

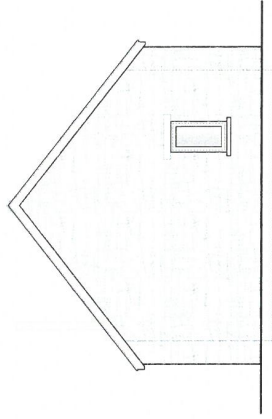
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Services

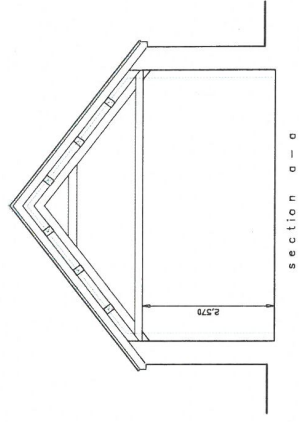
To be confirmed.



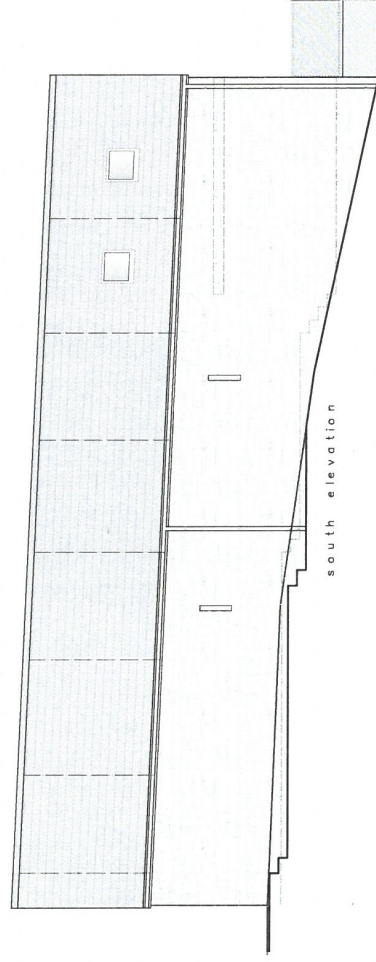
north elevation



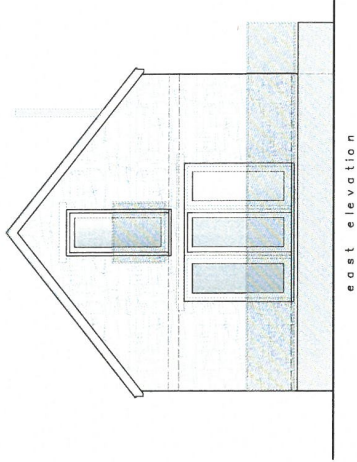
west elevation



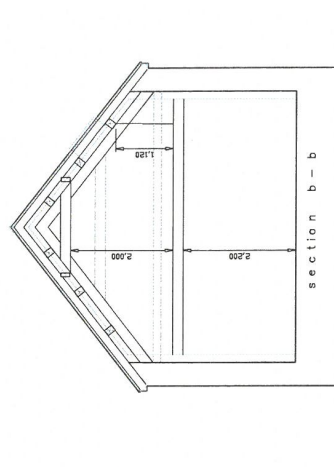
section a-a



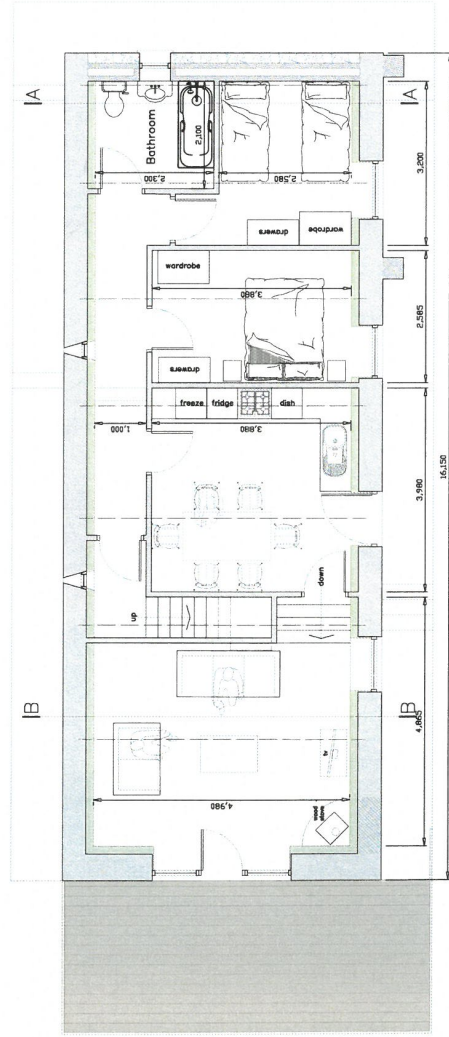
south elevation



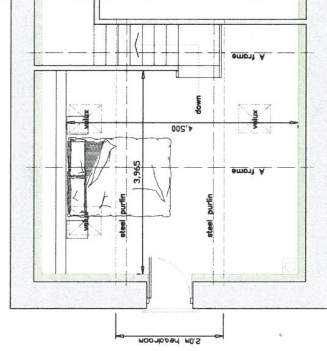
east elevation



section b-b



ground floor plan



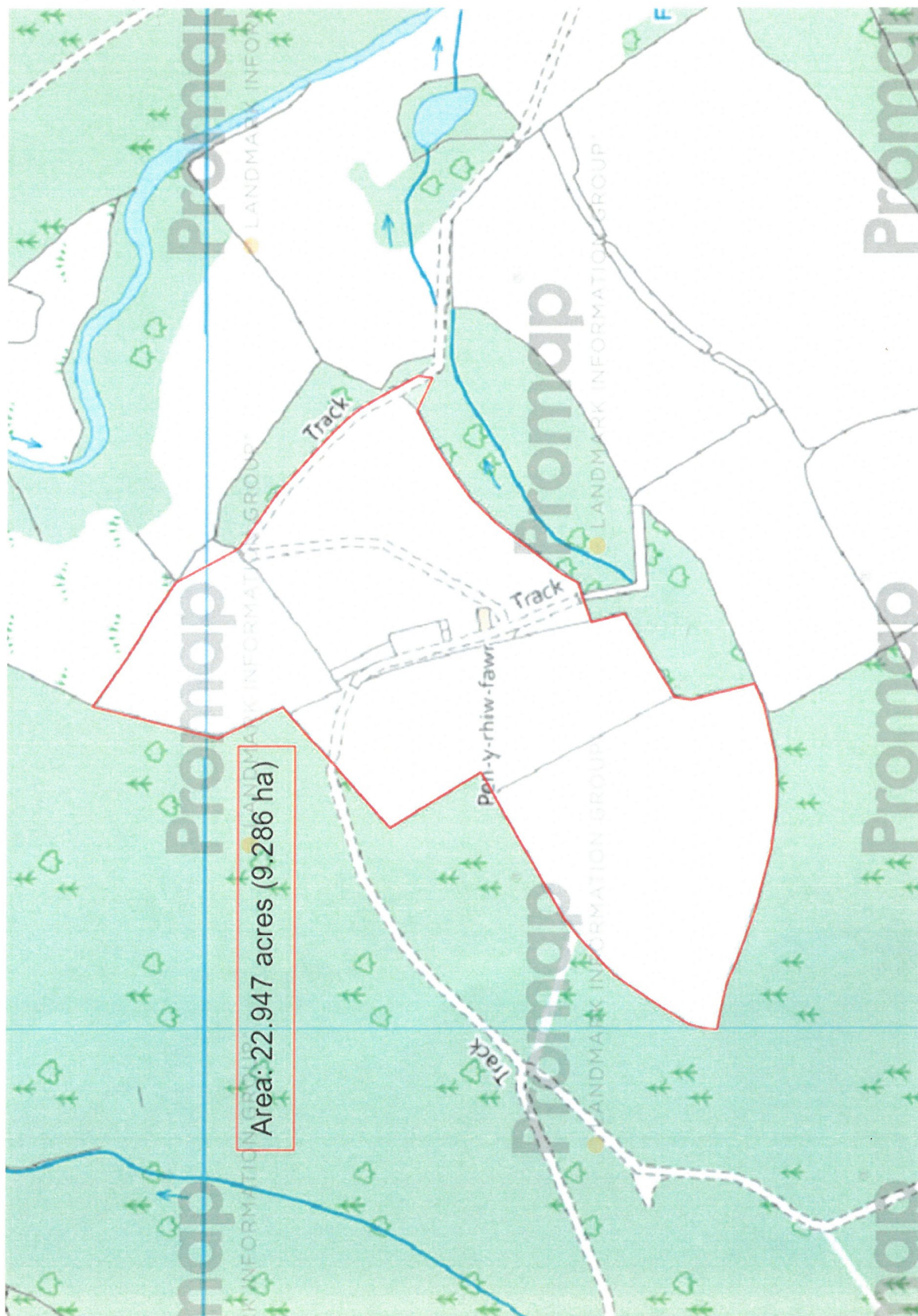
first floor plan





***For Identification Purposes Only***





**For Identification Purposes Only**

## 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.

**Construction Type**

Traditional

**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?** No



### Directions

From Llansawel heading towards Llanybydder, continue past the former Llansawel Rugby Club and take the next right hand turning into Esgair Forest beside the property known as Sunnybank. Continue past Glyn March Farm and continue for a further two and a half miles until you come to the gated entrance of Penrhiw Fawr, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>