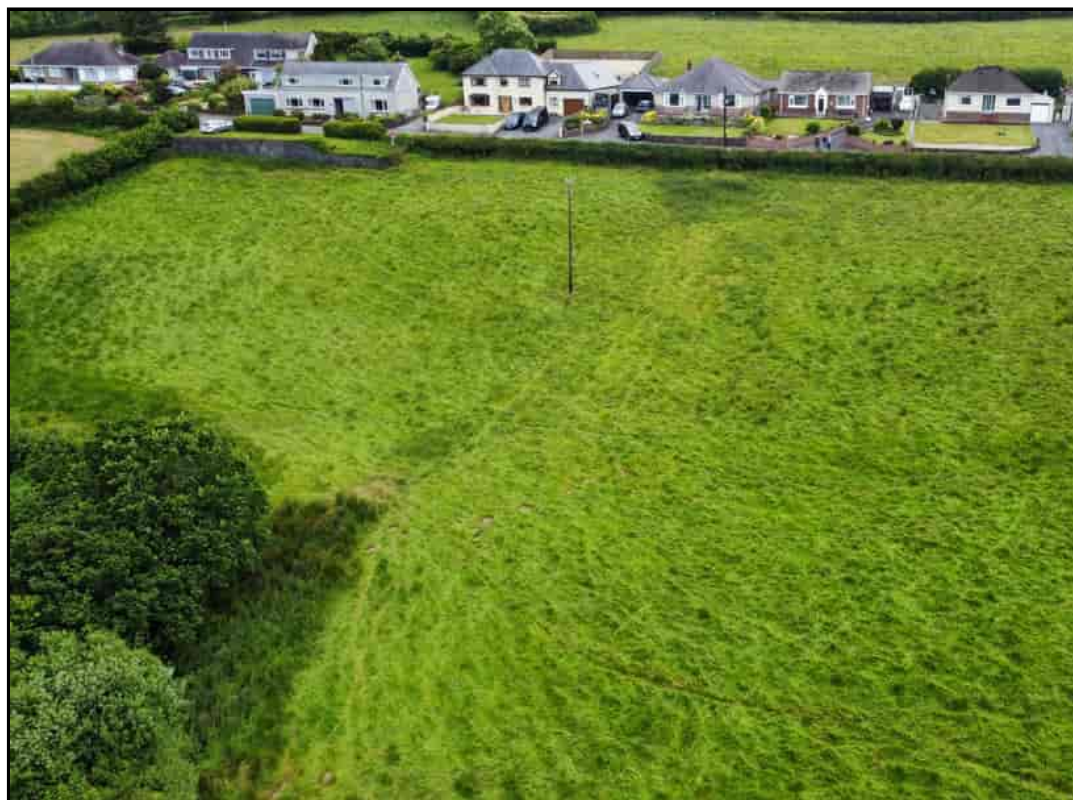


6.97 Acres on the edge of Carmarthen Town & Llangunnor Village. Gently Sloping fronting onto a road linking Llangunnor and Login. Overlooking Town and Superb Views.



6.97 Acres Fronting, Heol Login, Llangunnor, Carmarthen. SA31 2LG.

£75,000

A/5302/NT

6.97 Acres of productive land on the edge of Carmarthen and Llangunnor Village. A useful block of grazing land which is divided into conveniently sized paddocks. The block fronts onto Heol Login with 2 gated access points. Situated on the edge of Llangunnor village on the outskirts of Carmarthen Town with the center 2 miles approx. There may be some long term planning potential being on the edge of the village and town.

A superb location with some far reaching views over Carmarthen Town and beyond.



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

Whole

6.97 Acres of grazing land fronting onto Heol Login, Llangunnor to Login (Nantycaws Road). Gently slopping with mature hedgerows an excellent block of land for anyone's portfolio.

Lot 1

3.84 Acres being one field with a natural spring water source.

Lot 2

3.13 Acres single enclosure of grazing pasture land.

Sporting Rights Timber

The sporting rights are included in the sale along with any standing timber within the boundary. Also sold free from ingoing's.

Easements, wayleaves and rights of way

The property is sold subject to and with the benefit of all easements, quasi easements and rights of way declared and un declared. There s currently a license in favour of of the owners of Pistyll Gwyn House which gives permission to park no more than 2 cars on the land edged blue in the south eastern corner of the land. The licence can be terminated subject to a 3 month notice.

Tenure

We are informed the land is freehold. Please see overage clause.

Services

There are no services on site, prospective buyers should make their own enquiries as to the cost and connection.

Overage Planning Uplift

The land will have an overage clause in the sale contract stating that should planning consent be granted for a use that leads to an increase in value over and above the value of the land subject to its current use then the vendors will be entitled to 25% of such increase. This overage clause will run for 30 years from the date of purchase/ completion.

Please Note

STRIP OF LAND HATCHED RED

"The area shown edged and hatched red on the sale plan (the "strip of land") is included within the red edging of the Land Registry title plan for the land. Notwithstanding that the strip of land on the far side of the northern boundary has not been occupied by the seller or her late husband as part of the land, it is believed that the strip of land which lies between the hedge and the red line on the Land Registry title plan forms part of the land by virtue of the hedge and ditch presumption. However, the seller gives no warranty that there are no potential claims in respect of the strip of land by the adjoining landowner"

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.

Lot Plan: Land at Llangunnor, Carmarthen SA31 2LG



MATERIAL INFORMATION

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

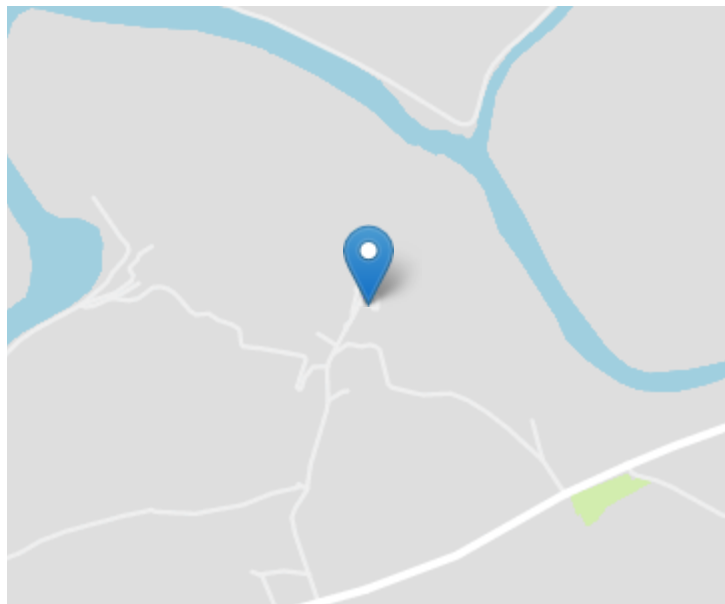
Any risk of coastal erosion? No

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? No



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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



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