

**FOR SALE BY ON LINE AUCTION. A sought after approximately 6.241 acre smallholding with full Planning Consent. North Carmarthenshire, West Wales**



**Bryn Haul, Gwyddgrug, Pencader, Carmarthenshire. SA39 9AX.**

**£129,000**

**REF: A/5242/LD GUIDE PRICE**

TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £129,000 - This Auction will be held by our Joint Auctioneers, Auction House Wales, [www.auctionhouse.co.uk/wales](http://www.auctionhouse.co.uk/wales) \*\*\* Bidding will open at 12:00 Noon on Monday the 21st of October 2024 and will run until 12:00 NOON on Wednesday 23rd October 2024. Tel: 02920 475 184

A rare and sought after opportunity \*\*\* Set within its own approximately 6.241 acres \*\*\* Currently comprising of a detached stone and slate building - Previously utilised as a Recording Studio \*\*\* Full Planning Consent granted for a 3 bedroomed dwelling - See attached Drawings

\*\*\* Convenient location - A short drive to the nearby Market Towns of Llandysul and Lampeter and the main Administrative Centre of Carmarthen - With good access to National Rail Networks and the M4 Motorway \*\*\* A unique and highly desirable perfect location with far reaching views \*\*\* For further information or to book a viewing please contact the Sole Selling Agents



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## LOCATION

Conveniently located adjoining the A485 Lampeter to Carmarthen roadway in the Village Community of Gwyddgrug, being 10 miles North from the County Town and Administrative Centre of Carmarthen, 2 miles from the Village of Pencader with Primary School, Shops and Places of Worship, and 5 miles South from the Market Town of Llandysul and approximately 10 miles South from the University Town of Lampeter.

## GENERAL DESCRIPTION

An unique unrivalled opportunity to acquire an approximately 6.241 acre smallholding. Currently a detached stone and slate building with various outhouses but having Full Planning Permission granted for a 3 bedroomed dwelling.

The property enjoys fantastic and far reaching country views over the Teifi Valley whilst overlooking its very own land which is quality gently sloping clean grazing split into three enclosures, being well fenced and having good access. In all an opportunity to create your very own smallholding.

The property has previously been utilised as a Recording Studio. it is well insulated with air conditioning and heating system, is sound proof. whilst also having great storage with the lean-to workshop and barns.



## TRADITIONAL STONE AND SLATE OUTBUILDING

Formerly a Recording Studio therefore being well insulated, sound proofed and benefiting from mounted air conditioning and heating unit, with various access points.

### ROOM 1

24' 9" x 13' 10" (7.54m x 4.22m). With concrete floor and well insulated walls.



### ROOM 2

13' 11" x 13' 4" (4.24m x 4.06m). Having wall mounted air conditioning and heating unit.



**ROOM 2 (SECOND IMAGE)****THE OUTBUILDINGS**

Comprising of

**OUTSIDE W.C.**

Being Disabled friendly with low level flush w.c., and wash hand basin.

**STORE SHED**

11' 9" x 9' 8" (3.58m x 2.95m). Recently re-roofed.

**FORMER COW SHED**

43' 2" x 23' 3" (13.16m x 7.09m). Of block construction with a corrugated iron roof with concrete cubicles still in place.

**FORMER COW SHED (SECOND IMAGE)****INTERNAL OFFICE SPACE****GARAGE/WORKSHOP**

21' 6" x 11' 0" (6.55m x 3.35m). With electricity and lighting.



## LEAN-TO IMPLEMENT STORE

43' 8" x 11' 0" (13.31m x 3.35m). Being open fronted.

## GARDEN

To the rear of the outbuildings lies a lawned garden area that enjoys fantastic views over the Teifi Valley and the surrounding countryside.

## THE LAND

In all the land extends to approximately 6.241 acres or thereabouts and is located to the front of the property. The land is split into three good quality grazing paddocks, being gently sloping with good access, two of which have good road frontage onto the A485.



THE LAND (SECOND IMAGE)



## THE LAND (THIRD IMAGE)



## THE APPROACH



## THE HOMESTEAD



## SIDE ELEVATION



## LOCATION OF PROPERTY



## VIEW FROM THE PROPERTY



## GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price, which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will see the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## REGISTER TO BID AND LEGAL PACK

Register to Bid and Legal Pack

We advise all parties to contact/visit

<https://www.auctionhouse.co.uk/wales> to register to bid and to also download the legal pack once available.

## AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the Auction for inspection. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

## PLANNING CONSENT

Full Planning Permission has been granted on the 18th December 2023 (Application Reference Number PL/04906) for the conversion of existing Recording Studio to a 3 bedroomed dwelling. Please see attached drawing. For further information in regards to the Planning Permission please contact the Sole Selling Agents.

## AGENT'S COMMENTS

An unrivalled opportunity to create the most perfect smallholding in a dream location.

## PLEASE NOTE

The access to the property belongs to Bryn Haul but the neighbouring property (Delfryn Farmhouse) has a right of way. Their boundary is clearly fenced and gated but it must be noted that they are in close proximity. Please see aerial photography.



## BOUNDARY PLAN

Please note the Boundary Plan is for identification purposes only.

## CLAWBACK COVENANT

The land will have a Clawback Covenants for future development potential, this being 30% of any uplift in value within the next 25 years.

## TENURE AND POSSESSION

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

## COUNCIL TAX

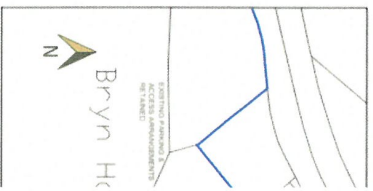
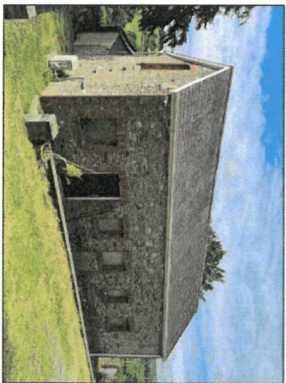
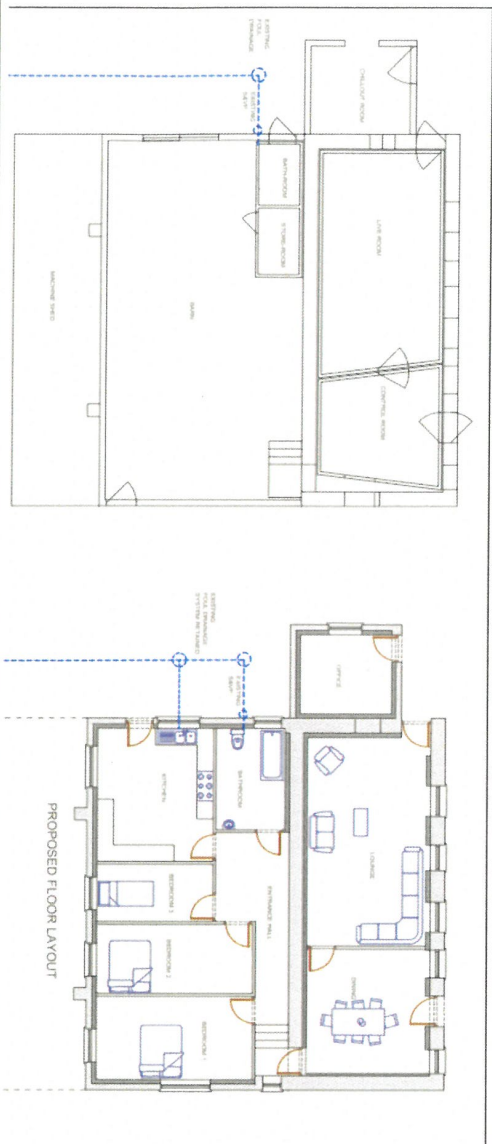
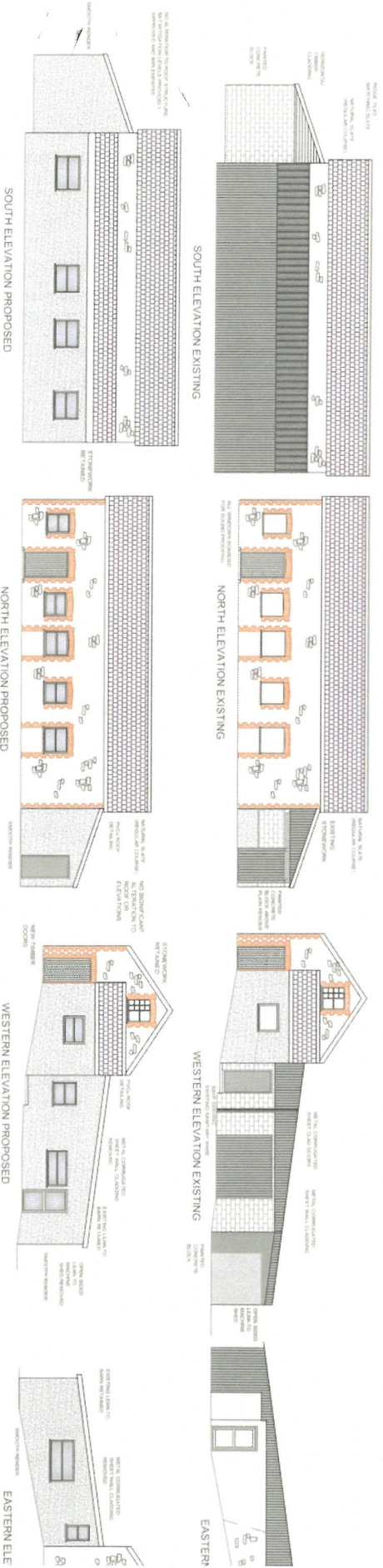
As the building was previously utilised as a Recording Studio it would have been previously liable for Commercial Rates. Now that the Planning Consent has been granted by Carmarthenshire County Council the property will be re-assessed for Council Tax once developed.

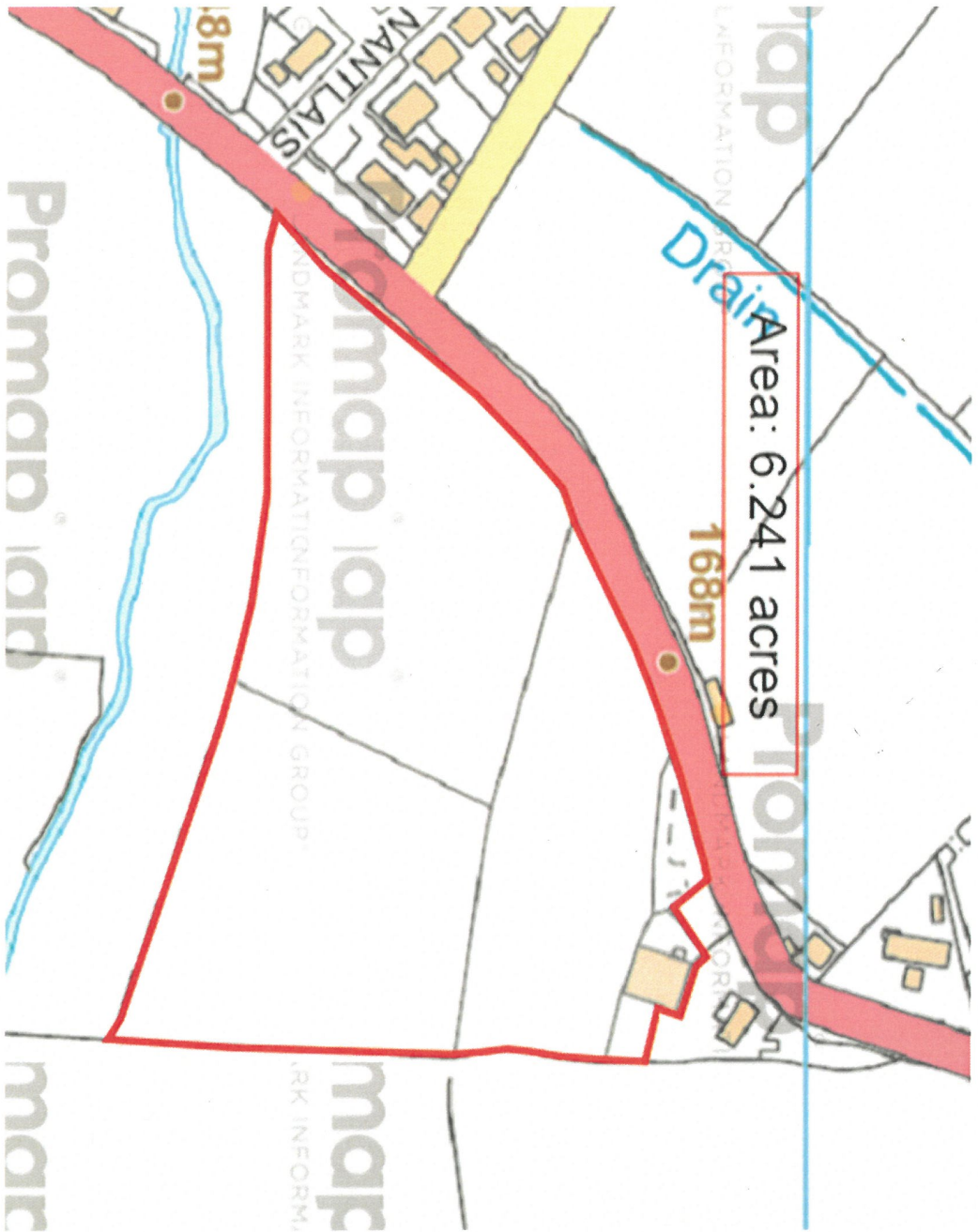
## MONEY LAUNDERING REGULATIONS

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

We are informed by the current Vendor that the property benefits from mains electricity, mains water (to be connected) and drainage. We are informed the property also has a natural spring which is used to water the Stock.







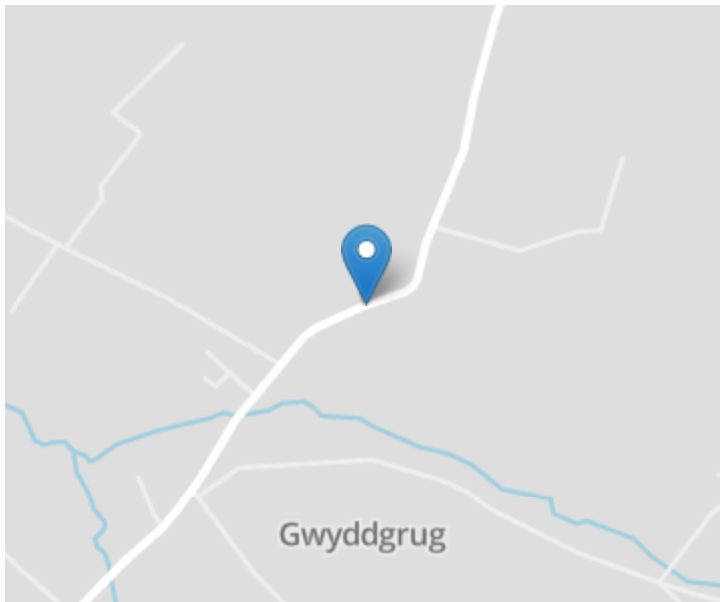
## Directions

From Lampeter take the A485 Carmarthen road South and continue through the Villages of Llanybydder, Llanllwni and New Inn. On entering the Village of Gwyddgrug the property will be located on your left hand side, 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](http://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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