Rees Richards & Blyth
commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swamsea Vale
SA70AJ
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126



Land adjoining Maespwll, Hermon, Cynwyl Elfed, Carmarthen, Carmarthenshire SA33 6SU

£475,000 For Sale

Property Features

- A parcel of productive pastureland extending to 69 acres
- 57 acres suitable for grazing and cutting purposes
- 12 acres of both existing broadleaf and newly planted woodland (granted funded)
- Situated on periphery of Hermon, just off B4333 (Cynwyl Elfed to Newcastle Emlyn Road)
- 4 miles north - west of Cynwyl Elfed and 6 miles south - east of Newcastle Emlyn

Property Summary

A parcel of 69 acres being level to gently sloping productive pastureland suitable for both grazing and cutting extending to approx. 57 acres, with areas of low-lying amenity woodland and newly planted woodland (as part of grant funding scheme) extending to approx. 12 acres.

These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.

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Full Details

Overview

A parcel of 69 acres being level to gently sloping productive pastureland suitable for both grazing and cutting extending to approx. 57 acres, with areas of low-lying amenity woodland and newly planted woodland (as part of grant funding scheme) extending to approx. 12 acres, accessed off the B4333 via a concrete and hardcore lane, which is shared with a neighbouring property and further benefits from a further internal track abutting the woodland.

The land is conveniently located on the periphery of the rural village of Hermon, and 4 miles north - west of the village of Cynwyl Elfed and 6 miles south - east of the market town of Newcastle Emlyn.

The land would be of particular interest to local livestock / dairy farmers seeking a convenient block of land with good access, suitable for both grazing and cutting purposes, to supplement their existing holdings.

Description

The land is contained in several easy to manage enclosures being in good agricultural heart benefitting from predominantly stockproof fencing suitable for cattle, accessed off the concrete and hardcore access lane, plus an internal track which abuts the woodland. The land has been improved in recent years being capable of growing excellent crops of grass in conjunction with Vendors livestock farm nearby.

FURTHER INFORMATION

Tenure

The property is held on a Freehold basis with vacant possession upon completion.

Services

We are advised the property benefits form natural water supply.

Wayleaves, Easements and Right 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, stays, cables, drains and water, gas and other pipes, whether referenced or not.

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I.A.C.S

We understand the land is registered.

Basic Payment Scheme

We understand that the property is registered for the Basic Payment Scheme. Entitlements are not included in the sale.

Plans, Areas and 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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

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

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 612021

Method of Sale

The property is offered For Sale by Private Treaty and is available as a whole at a Guide Price of £475,000.

What 3 Word / Post Code

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Viewing

Strict by appointment with the agents Rees Richards and Blyth. Please contact Carmarthen Office for further information:
12 Spilman Street, Carmarthen, SA31 1LQ Tel: 01267 612021 or email property@reesrichardsblyth.co.uk

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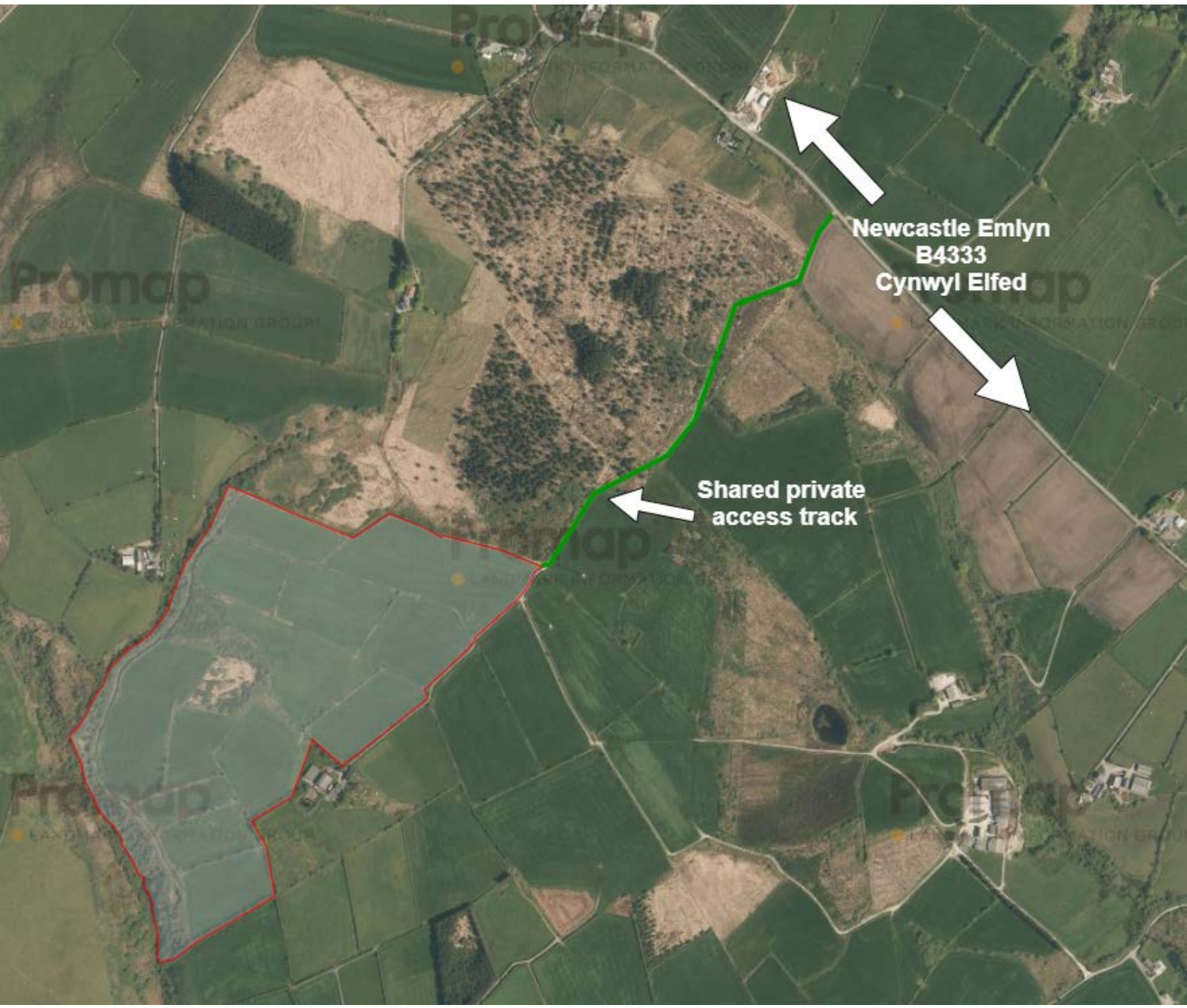
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