



Land Lying to the North of Kings Lodge, Penybanc, Llandeilo, Carmarthenshire SA19 6RY

Guide Price £65,000

Property Features

- Situated on the periphery of the sought-after town of Llandeilo
- Laid to pasture, suitable for grazing and cutting purposes
- Good road frontage
- Suitable for a range of uses to include grazing, cutting, equestrian or amenity purposes
- Natural Supply of Water
- Less than half a mile from the A40

Property Summary

An opportunity to acquire a conveniently located parcel of good quality pastureland extending to approximately 5.56 acres suitable for grazing and cutting purposes, contained in one enclosure situated on the periphery of the sought-after town of Llandeilo, Carmarthenshire.



Full Details

Overview

An opportunity to acquire a conveniently located parcel of pastureland extending to approximately 5.56 acres, contained in one enclosure situated on the periphery of the sought-after town of Llandeilo, Carmarthenshire.

Location

The land is located on the periphery of the popular and sought after town of Llandeilo, Carmarthenshire, accessed directly off an unclassified adopted highway less than half a mile from the A40, The market town of Llandeilo offers an excellent array of amenities and services to include independent stores, eateries, public houses, supermarket / convenience stores, a local surgery and bilingual education provisions.

The A40 provides excellent road links to the the nearby market towns of Llandeilo and Carmarthen, home to an extensive range of amenities and services. Junction 49 of the M4 corridor is situated 14 Miles South facilitating transport along the M4 corridor and beyond.

Description

The land extends to approximately 5.56 acres of good quality pastureland contained in one convenient enclosure, benefiting from direct double gated access from an adopted highway. The land is level in nature, offering good quality pastureland suitable for grazing and cutting purposes.

Established hedgerows and tree lines provide excellent shelter and cover during the summer and winter months.

The land is in good agricultural heart with boundaries well maintained by stockproof fencing, gateways and hedgerows.

The land is classified as Grade 3b according to the Welsh Government Predictive Agricultural Land Classification Map.

Swansea Head Office

Druslyn House
De la Beche Street
Swansea
SA1 3HH

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



Further Information

Tenure

The property is held on a freehold basis with the benefit of vacant possession upon completion.

Services

Natural supply of water

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.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW

Tel: 01267 234567

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

Postcode / What 3 Words

SA19 6RY

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Viewing

Strictly by appointment with the selling agents. For further information please contact Tom Davies at Rees Richards & Blyth Carmarthen office-

12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021

Email: property@reesrichards.co.uk

Rees Richards & Blyth

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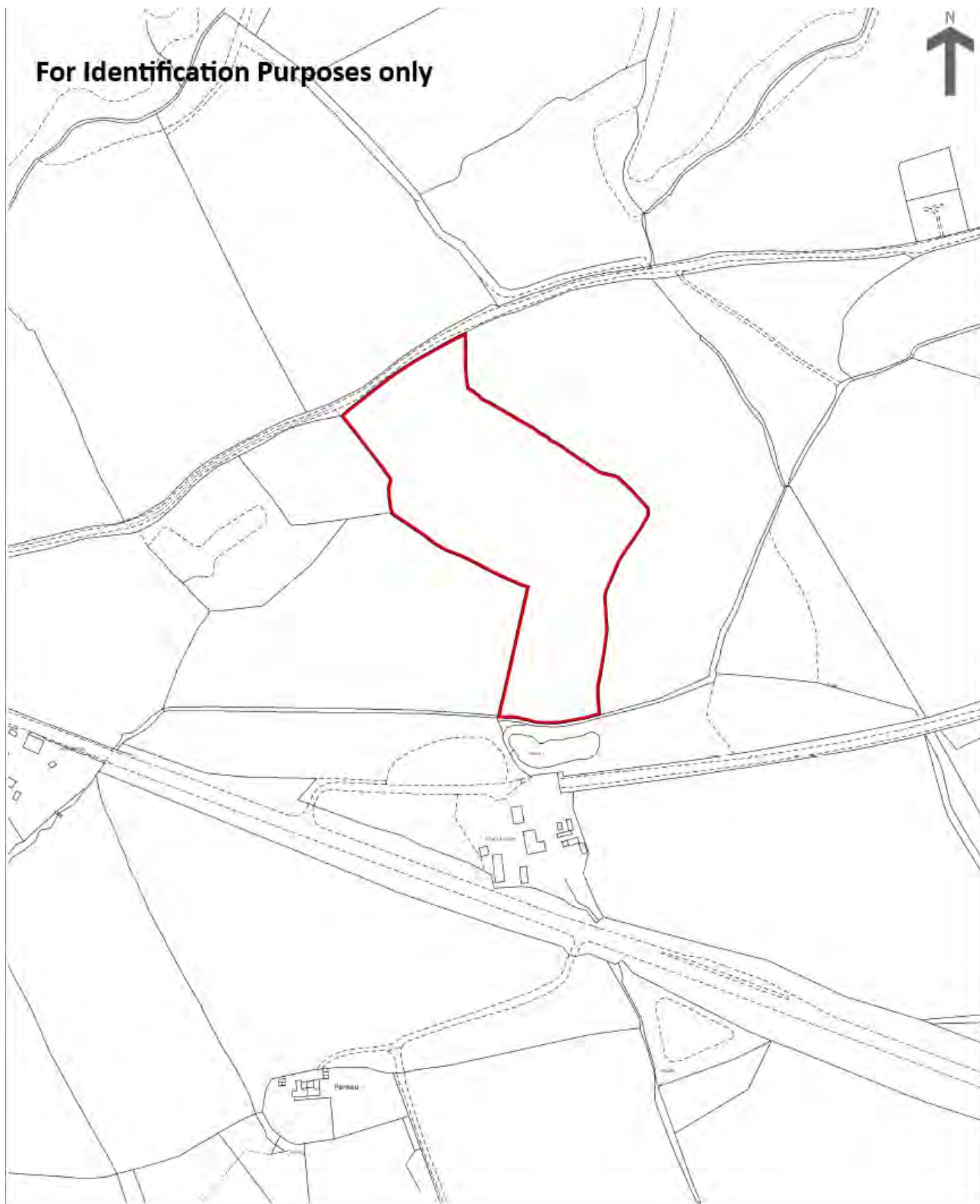
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For Identification Purposes only



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