



Land & Buildings at Craig Yr Odyn, Trap, Llandeilo, Carmarthenshire SA19 6TS

Guide Price: £300,000

Property Features

- 24.27 agricultural holding of considerable appeal
- Excellent range of modern farm buildings
- Gently sloping productive pastureland
- Commanding views over surrounding countryside and towards Castell Carreg Cennen Castle
- Edge of Brecon Beacons National Park and Black Mountains
- Popular semi-rural location of Trap
- 3 miles from Llandeilo town centre
- Of particular interests to livestock farmers, small holding or equestrian purposes

Property Summary

An attractive parcel of 24.27 acres (approx.) with agricultural buildings and yard situated on the periphery of the popular rural village of Trap, on edge western fringes of the Bannau Brycheiniog (Brecon Beacons) National Park.



Full Details

Overview

Craig Yr Odyn is a pleasantly situated agricultural holding extending to approximately 24.27 acres, contained in one convenient block, accessed off an unclassified adopted highway, with private track leading to the main yard area.

The yard benefits from an excellent range of modern steel portal framed general purpose farm buildings, utilised as general storage of machinery and feedstuff, a lambing shed and loose housing, with a further useful covered area to the rear and sheep handling facility.

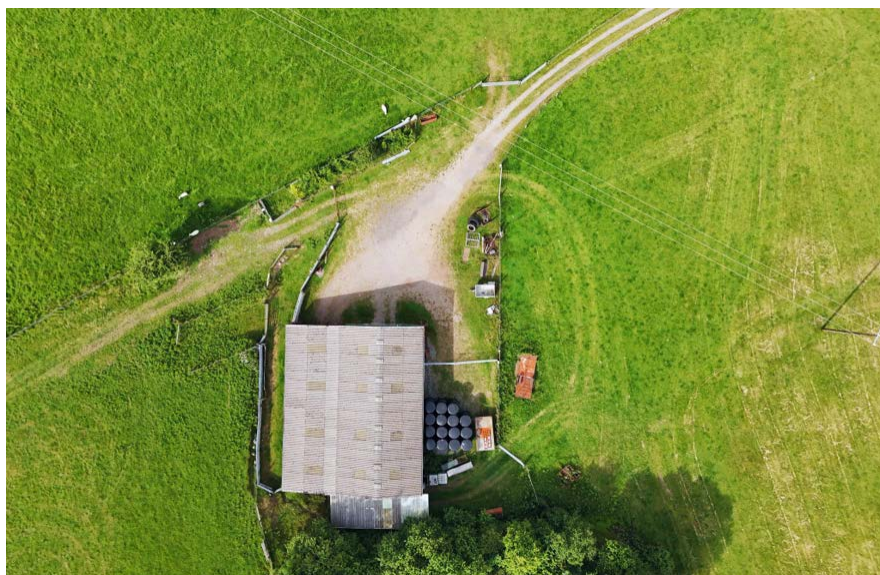
The land is gently sloping in nature and is contained within a number of easy to manage enclosures, all stock proof fenced with hedgerow boundaries and benefitting from strategically placed water troughs. The land is currently laid to pasture and capable of growing excellent crops of grass and long-grazing period. The land is classified as part freely draining slightly acid but base-rich soils and part freely draining slightly acid loamy soils according to Soilscales.

The property benefits from a rural and scenic setting, with commanding views over Castell Carreg Cennen making it highly attractive to buyers seeking well-established, traditional agricultural holding, with scope for a range of uses, subject to obtaining the necessary planning consents.

Location

The property is set on the edge of Trap, taking advantage of the wonderful surrounding scenery for which Trap and the surrounding area is renowned for, and is approached via a wide entrance lane off an unclassified adopted highway, a short distance from the B4302 highway.

The market town of Llandeilo and the A40 lies 3 miles to the north, being home to a comprehensive range of local amenities and services, to include



eateries, cafes, independent shops, convenience stores, bilingual primary and secondary schools, medical centre, together with rail links to the Heart of Wales Line.

The larger town of Ammanford lies approximately 4 miles to the south, with a comprehensive range of services, whilst the M4 at J.49 (Pont Abraham), can be reached within 9.5 miles (20 minutes), providing access along the M4 corridor to the city of Swansea and beyond.

FARM BUILDINGS

Modern General Purpose Building

A steel portal framed building under a pitched corrugated sheeted roof, benefitting from concrete blocked walls and corrugated sheeted elevations, with concrete flooring extending to 60' 0" x 30' 0" (18.29m x 9.14m).

Modern Lean-to

A steel portal framed building under a mono-pitched corrugated sheeted roof, benefitting from concrete blocked walls and corrugated sheeted elevations, with hardcore flooring extending to 60' 0" x 22' 0" (18.29m x 6.71m)

Rear Covered Area

A steel portal framed building under a mono-pitched corrugated sheeted roof, benefitting from concrete blocked walls and corrugated sheeted elevations, with hardcore flooring extending to 30' 0" x 12' 0" (9.14m x 3.66m)

Further Information

Tenure

We understand the property is held on a freehold basis with vacant possession upon completion.

Services

We understand the property benefits from mains



water (metered supply) and mains electricity. None of the services have been tested.

Wayleaves, Easements and Rights of Way

The property is sold 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, drains and water, gas and other pipes, whether referenced or not.

We are advised there is an easement in favour of Dwr Cymru Welsh Water in respect of a mains water pipe which transverses the land.

Plans

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, County Hall, Castle Hill,
Carmarthen SA31 1JP
Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall,
Castle Hill, Carmarthen, SA31 1JP.
Tel: 01267 234567

What 3 Word / Postcode

Gateway: [written.regal.biked](https://www.written.regal.biked)
Yard: [uses.wings.blink](https://www.uses.wings.blink)
Post Code: SA19 6TS



Method of Sale

The property is offered For Sale by Private Treaty at as a whole at a Guide Price of £300,000.

Viewing

Strict by appointment with sole selling agents Rees Richards and Partners.

Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021

Email: property@reesrichards.co.uk

