



6.91 acres adjoining Plasbach, Llanarthney, Carmarthen, Carmarthenshire SA32 8JP

Guide Price: £60,000

Property Features

- 6.91 acres contained two parcels
- Breath taking far reaching views over surrounding Tywi valley
- 2.5 miles from Llanarthney / 5 miles from A48 at Cross Hands / 6 miles from Llandeilo town centre
- A mixture of pastureland suitable for grazing and cutting
- Mixed broadleaf amenity woodland
- Further land, buildings and farmhouse, available by separate negotiation

Property Summary

A conveniently situated parcel of 6.91 acres of pastureland contained in two accessible enclosures, with direct highway access off the B4297 between the villages of Llanarthney and Maesybont, and close to the A48 at Cross Hands, suitable for agricultural, grazing, equestrian and amenity purposes, with attractive Tywi valley views.



Full Details

Overview

The land is positioned in a pleasant rural setting with commanding far reaching views over the Tywi Valley and historic local landmarks of Castell Dryslwyn Castle and Paxton's Tower, whilst being within easy reach of the popular village of Llanarthney situated 2.5 miles to the north - west, being home to well-regarded Wrights Food eatery/cafe and store, public house, an active village hall and the newly opened Tywi Valley Cycle and Footpath.

The market town of Llandeilo can be reached within 6 miles, providing a comprehensive range of amenities and services, to include local and independent stores, convenience stores, The A48 at Cross Hands lies within 5 miles, providing excellent road links along the A48 to the west and M4 corridor to the east and beyond.

The land is laid entirely to permanent pasture and provides a useful, accessible parcel suitable for a range of potential uses, including agricultural, grazing, equestrian, amenity and lifestyle purposes, with attractive views across the surrounding countryside.

Optional for further Land & Buildings

Please refer to Lotting Plan:

Lot 1: Plasbach homestead set in 7.77 acres is available at a Guide Price of £695,000

Lot 2: A useful range of traditional and modern farm and equestrian buildings offer 7-loose boxes, plus feed and tack room, a menage (in need of improvement) and a range of general purposes buildings, formerly cattle and sheep buildings, offering a variety of uses, subject to necessary planning consents set in 23.06 acres is available a Guide Price of £195,000

Lot 3: 6.91 acres of Land west of Plasbach with direct gated access off the B4297 is available at a Guide Price of £60,000.

FURTHER INFORMATION

Tenure

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

Services

We understand the some outbuildings benefit from natural water supply. None of the services have been tested.

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.

We understand the land benefits from access via gateway the Byway running along the southern boundary of the property.

Rees Richards & Blyth

commercial | residential | rural

Swansea Head Office

1 Axis Court
Mallard Way
Swansea Vale
SA70AJ

Tel: 01792 650705

Carmarthen Office

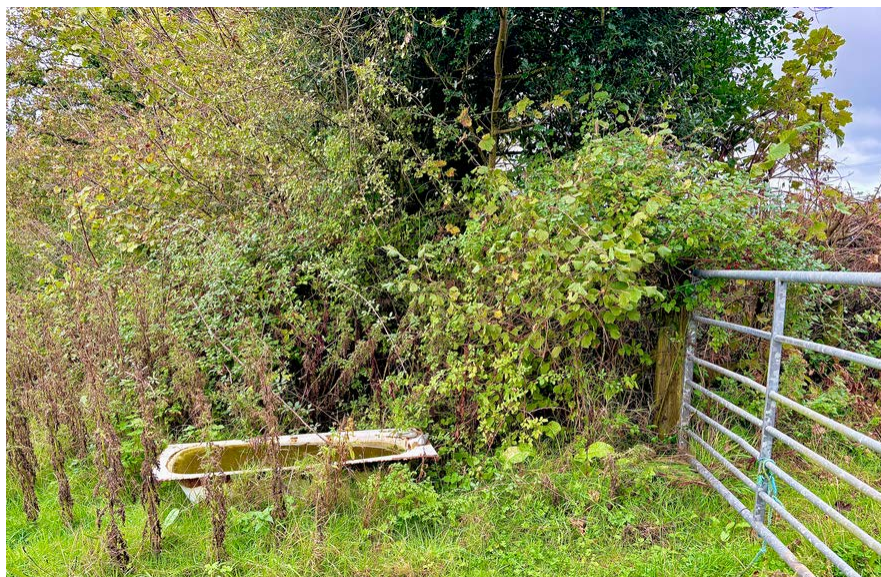
12 Spilman Street
Carmarthen
SA31 1LQ

Tel: 01267 612 021

Tenby Office

Quay Hill
Tenby
SA70 7BX

Tel: 01834 526 126



Local Authority

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

Plans

Plans are prepared 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.

Viewings

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

Rees Richards & Blyth

commercial | residential | rural

Swansea Head Office

1 Axis Court
Mallard Way
Swansea 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

