



4.72 acres at Pant Farm, Capel Dewi Road, Llangunnor, Carmarthen, Carmarthenshire SA31 2HY

£65,000 For Sale
Property Features

- 4.72 acre gently sloping field
- Stock proof fenced
- Two gated access points off Byway
- Semi-rural location on outskirts of Llangunnor
- 1 mile to A40 and Carmarthen

Property Summary

A conveniently situated 4.72 acre gently sloping field suitable for grazing and cropping lying immediately south of the B4300 highway with two gated access points off Byway single track highway, on the outskirts of Llangunnor and 1 mile to the A40 and Carmarthen.



Full Details

Situation

The land is set in a semi-rural location on the outskirts of the village of Llangunnor and immediately south of Llangunnor Parish Church and north of the B4300 Capel Dewi Road. The A40 and Carmarthen town centre lies a mile to the west of the property.

The land benefits from two gated access points off the Byway single track road south of the B4300 highway Capel Dewi Road.

Plan

The land can be identified by the attached aerial plan outlined in Red with X identifying field access points.

The land can also be identified by the attached lotting plan outlined in Purple (Lot 4).

Plans are provided for identifying purposes only.

Basic Payment Scheme

There are no entitlements included in the sale.

Wayleaves, Easements and Right's 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.

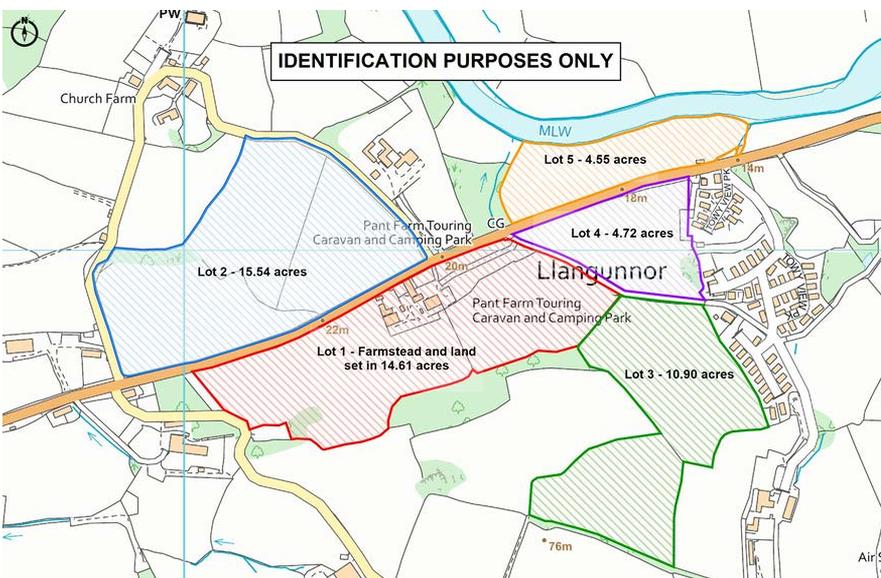
We have been advised that a mains sewer transverses the land.

Tenure

The property is sold freehold with vacant possession upon completion of the sale.

Services

None.



Overage Clause

The land is subject to an overage clause of 25% of the uplift in value of the property on the grant of planning permission for residential use, valid for a period of 25 years.

Directions

From A40 PC World roundabout, turn off onto the B4300 sign posted Llangunnor and the Police Headquarters and proceed for 0.5 miles. Turn left signposted for Capel Dewi and Llanarthne and continue on the B4300 for a further 0.7 miles and pass both Brynderwen Care Home and Pant Farmstead on your right hand side. Take the next right hand turn over the cattle grid where signposted Byway and camping and caravan symbol sign for Pant Farm Touring Caravan Park. The first gateway can be found immediately to the left adjoining the cattle grid, with the second gateway can be found approx. 200 yards up the Byway single track lane on the left hand side. If you have reached Towy View Park you've travelled too far.

Viewing

Please contact Rees Richards and Partners Carmarthen office on 01267 612021 for further information.

