

# 52.96 acres of Land forming part of Penderiwell Farm

Llannon, Llanelli, Carmarthenshire SA14 8HX











## Description

An opportunity to purchase a block of accommodation land amounting to 52.96 acres, being laid to permanent pasture suitable for grazing and cutting purposes, with areas of improvable grazing.

The land is predominantly gently sloping in nature, with areas of sloping ground, all being south easterly facing and contained within easy to manage enclosures, with strategically placed water troughs. The land is classified Grade 3b and freely draining slightly acid loamy soils, with a small area of slowly permeable seasonally wet acid loamy and clayey soils.

## Situation

The land is accessed directly off the A476 highway (Llanelli to Cross Hands road), being midway between the villages of Swiss Valley and Llannon. The land is also within easy reach of the M4 corridor, with both Junctions 48 and 49 being within 5 miles equidistance.

## Schedule of Area

O.S No.	Ac
8239	2.40
9030	6.25
9821	5.68
1214	8.56
1899	9.94
0990	5.04
1336	8.40
2329	4.66
4922	2.03
<b>Total</b>	<b>52.96</b>





## Further Information

### Tenure

The property is Freehold with vacant possession upon completion.

### Services

Private water supply.

### I.A.C.S.

We understand the property is registered.

### Basic Payment Scheme

We understand that all the agricultural land is registered for Basic Payment Scheme.

### Plans, Areas & 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.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

### 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. A telecommunication mast is situated on the north boundary of the land which benefits from a Right of Way over the land shaded in Brown on the attached Plan.

### Method of Sale

The land is offered for sale by Private Treaty as a whole.

### Local Authority

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

### What 3 Word Gateway

[graceful.gourmet.gong](http://graceful.gourmet.gong)

### Viewing

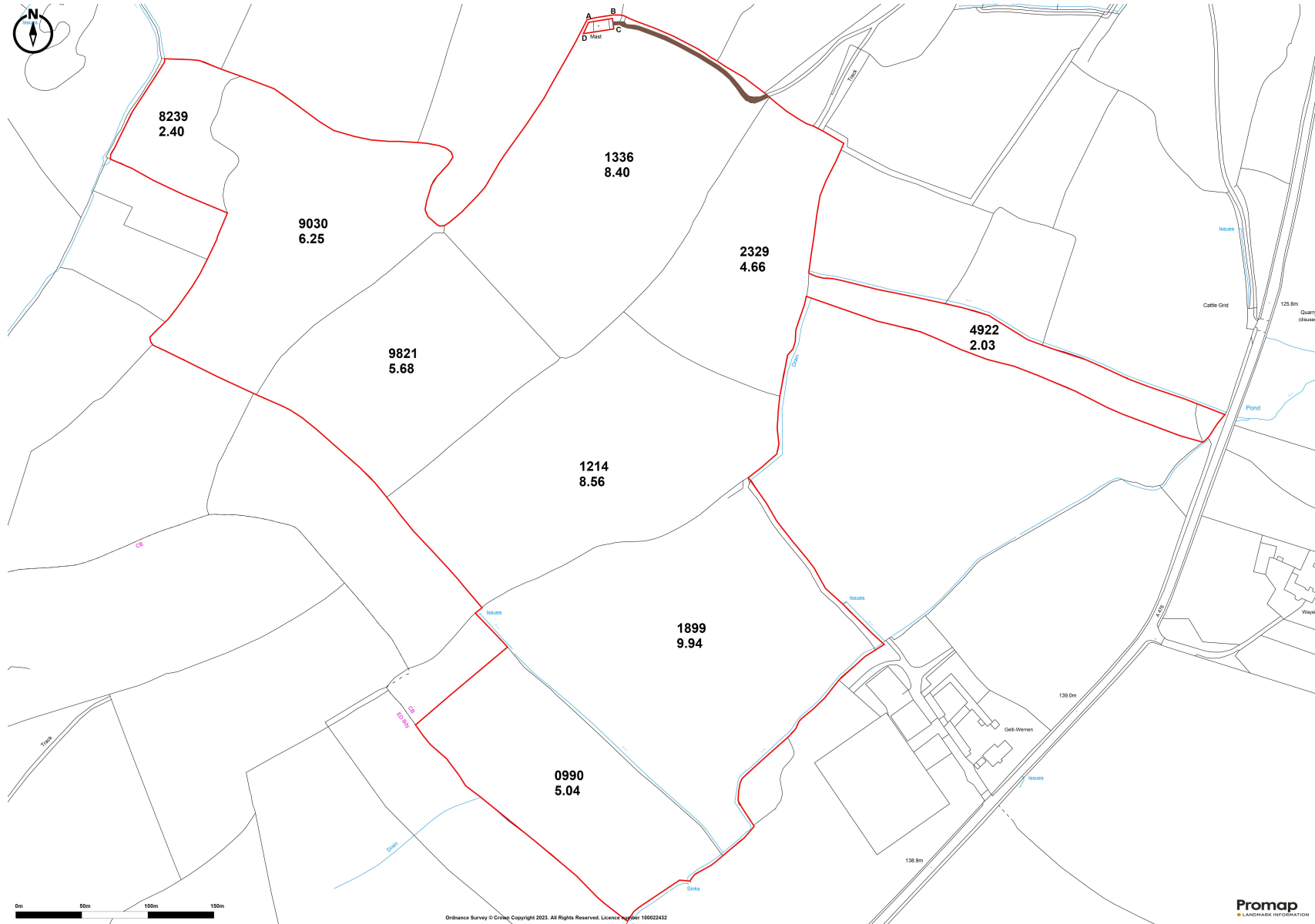
Strictly by appointment with the selling agents. For further information please contact Rhys James at Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021 or Email [rhys.james@reesrichards.co.uk](mailto:rhys.james@reesrichards.co.uk)

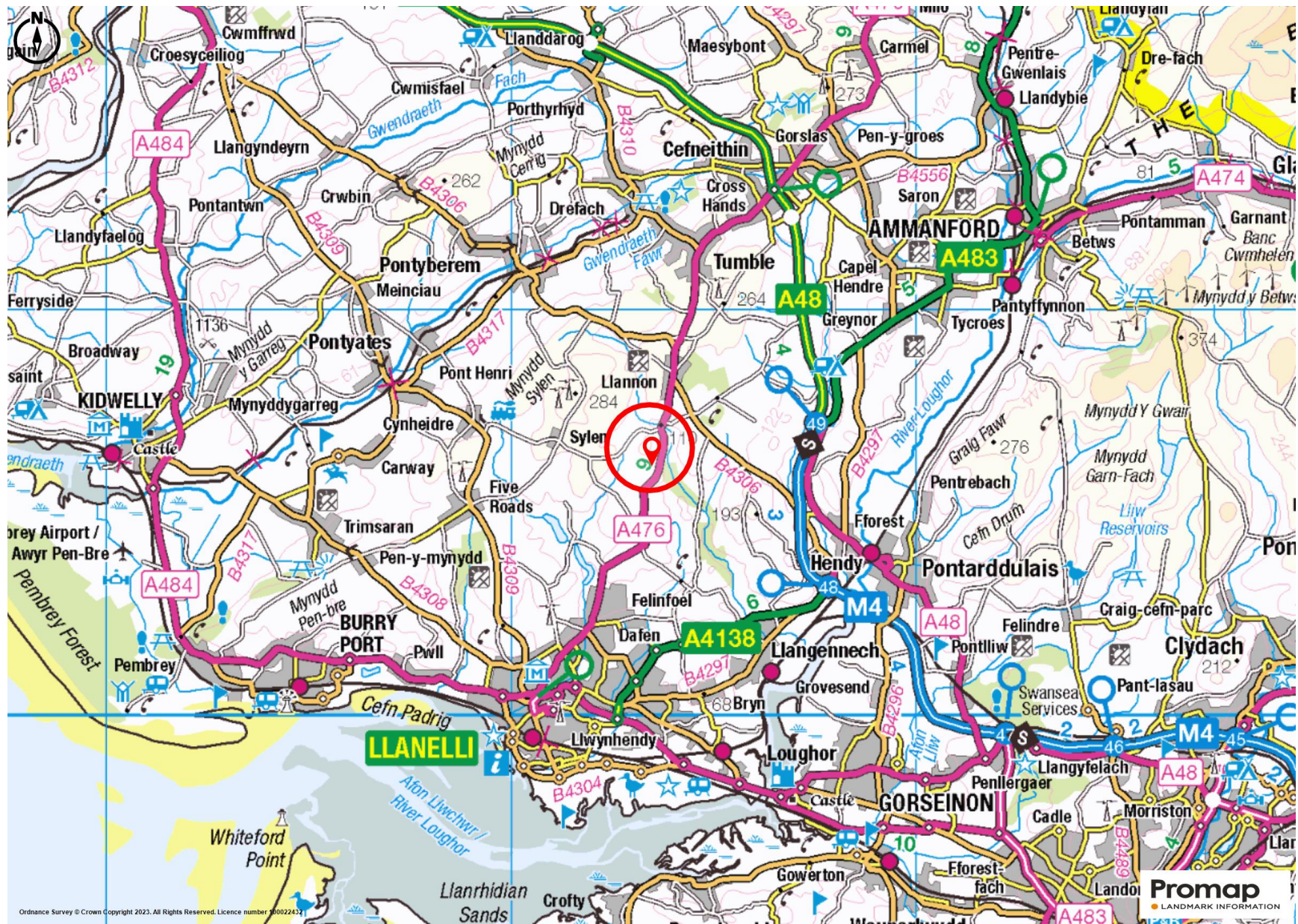
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# Location and Situation Plans

For identification purposes only











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