

# 103 acres of Land at Pentrehydd

Pentremeurig Road, Carmarthen SA31 3QS







## Property Summary

An attractive 103.24-acre (41.68 hectare) block of pastureland with extensive road frontage positioned amongst a belt of productive farmland, on the periphery of the county and market town of Carmarthen, available as a whole or in four lots.

The land is classified as freely draining slightly acid loamy soils and Grade 3b according to the Agricultural Land Classification Maps.

Rare does a block of land of this nature become readily available on the open market.



## Situation

The land fronts onto Pentremeurig Road, an unclassified adopted highway, being 1 mile in equal distance with its junctions at Llysonnen Road, to the north – west, Henfwlch Road, to the north – east and Job's Well / College Road, to the south – east. Carmarthen town centre lies within 2 miles and is home to an extensive range of amenities and services serving the town and wider rural community. The A48 – M4 Link Road at Pensarn can also be reached within 2.5 miles to the south – east, providing excellent road links along the M4 corridor and beyond.

## Lot 1 (Guide Price £30,000)

2.92 acres of amenity broadleaf and conifer woodland plantation accessed from the adopted highway, being gently sloping to sloping in nature.

| Lot 1        |             |             |             |
|--------------|-------------|-------------|-------------|
| O.S No.      | Ha          | Ac          | Description |
| 5571         | 1.18        | 2.92        | Woodland    |
| <b>Total</b> | <b>1.18</b> | <b>2.92</b> |             |





## Lot 2 (Guide Price £470,000)

51.32 acres of predominantly gently sloping pastureland suitable for silage/cutting and grazing purposes, contained in six enclosures with the three gateway access points onto the adopted highway. The land benefits from a very useful livestock handling facility on the northern boundary, stockproof fencing throughout and strategically placed mains water troughs in five enclosures.



| Lot 2        |              |              |             |
|--------------|--------------|--------------|-------------|
| O.S No.      | Ha           | Ac           | Description |
| 2608         | 4.15         | 10.25        | Pasture     |
| 0287         | 3.74         | 9.24         | Pasture     |
| 1782         | 3.38         | 8.34         | Pasture     |
| 3275         | 0.72         | 1.78         | Pasture     |
| 3796         | 4.71         | 11.63        | Pasture     |
| 5084         | 4.08         | 10.08        | Pasture     |
| <b>Total</b> | <b>20.77</b> | <b>51.32</b> |             |

### Lot 3 (Guide Price £195,000)

28.34 acres of predominantly sloping pastureland suitable for grazing and cutting in parts, contained in three enclosures, with a small area of mixed broadleaf woodland on the northern and south – western boundary. The land benefits from gated access onto the adopted highway with stockproof fencing throughout and natural water supply.



| Lot 3        |              |              |             |
|--------------|--------------|--------------|-------------|
| O.S No.      | Ha           | Ac           | Description |
| 1515         | 3.40         | 8.4          | Pasture     |
| 0317         | 0.20         | 0.5          | Woodland    |
| 9701         | 3.56         | 8.79         | Pasture     |
| 8177         | 4.39         | 10.84        | Pasture     |
| <b>Total</b> | <b>11.55</b> | <b>28.53</b> |             |





#### Lot 4 (Guide Price £180,000)

20.47 acres of predominantly gently sloping pastureland suitable for silage/cutting and grazing, contained in two enclosures with gated access points into both enclosures from the adopted highway. The land benefits from stockproof fencing throughout and natural water supply.

| Lot 4        |             |              |             |
|--------------|-------------|--------------|-------------|
| O.S No.      | Ha          | Ac           | Description |
| 8812         | 3.90        | 9.64         | Pasture     |
| 6916         | 4.38        | 10.83        | Pasture     |
| <b>Total</b> | <b>8.28</b> | <b>20.47</b> |             |



## Further Information

### Tenure

The property is Freehold with vacant possession upon completion.

### Services

Lot 2 - mains water supply with troughs in field OS no. 5084, 3796, 2608, 0287 and 1782. Lot 3 & 4 natural 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.

### Overage Clause

The land will be subject to an overage provision of 30% of any uplift in value from agriculture, equestrian or horticulture value for a period of 50 years following the grant of planning consent for an alternative use.

### 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.

### Method of Sale

The land is offered for sale by Private Treaty as a whole or in four lots.

### Local Authority

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

### Post Code

SA31 3QS

### What 3 Word gateways

Lot 1 - nurtures.rust.speaker

Lot 2 - surpasses.contrived.notifying / servants.behind.overture / pointer.boater.chiefs

Lot 3 - noise.topples.salmon

Lot 4 - fork.graver.harnessed / widget.circle.handsets

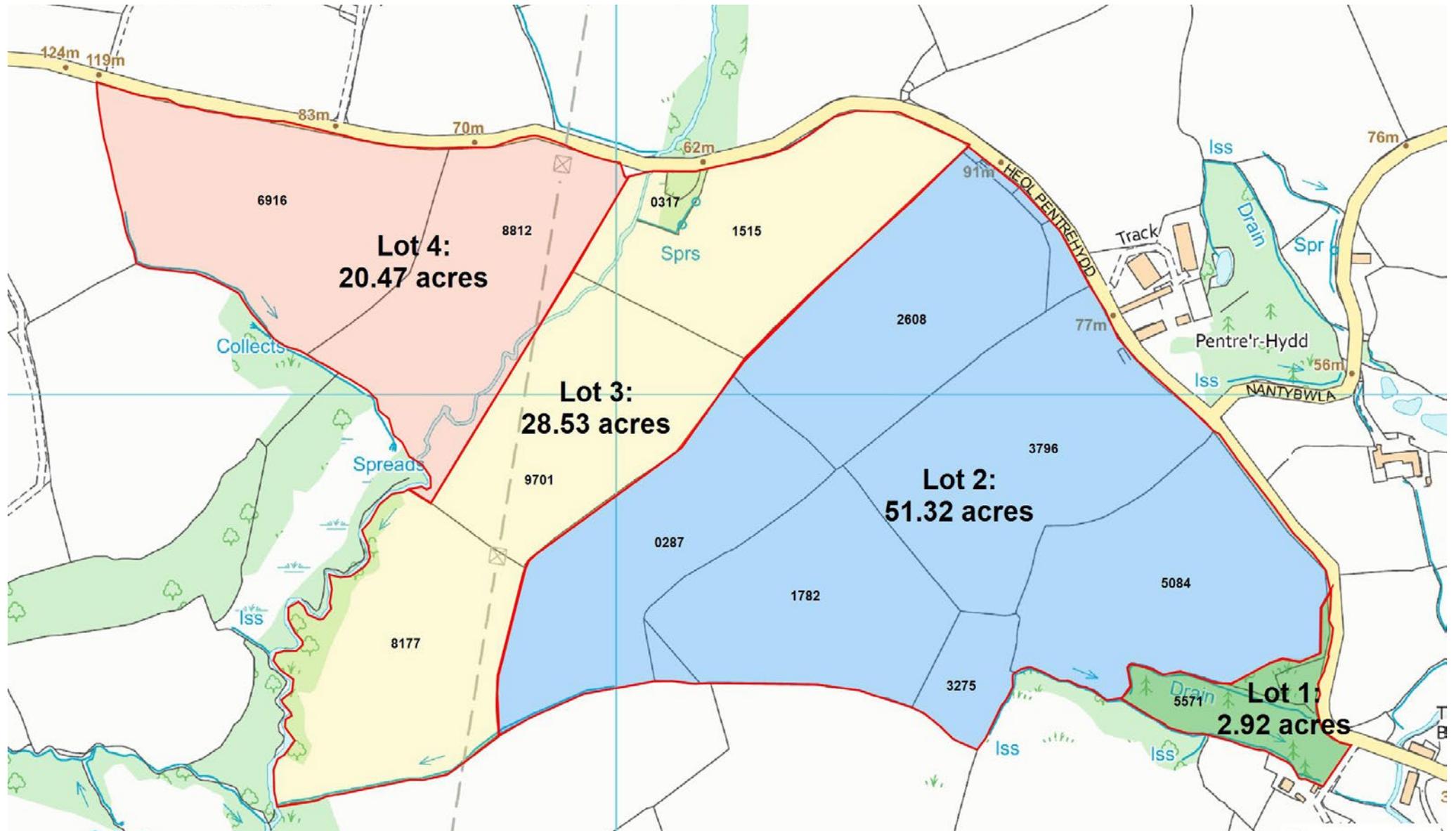
### Viewing

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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