



## Land off Pontardulais Road Llangennech, Llanelli, Carmarthenshire SA4 8YN

Offers invited in the region of £50,000 For Sale

### Property Features

- Pasture field
- Good access off old A4138 road
- Sheltered Grazing
- About 1.75 acres
- In close proximity to Junction 48 of the M4 motorway

### Property Summary

In our opinion a useful pasture field with sheltered mature hedge boundaries and in all amounting to about 1.75 acres.



## Full Details

### Situation

Positioned with a gated access off the old A4138 road which is now a dead end. In close proximity to Junction 48 of the M4 motorway at Hendy.

### The Land

An opportunity to purchase a pasture field on the periphery of Llangennech/Hendy and Pontardulais and very conveniently located. The field has not been used for a few years and could do with reseeding and bringing back into production.

### Services

None. It is believed that the mains water pipe runs along the adjoining road. If a connection is required we strongly advise that prospective purchasers make enquiries to Welsh Water as to the availability of a supply and possible connection.

### Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

### Overage Clause

For a period of 25 years. Uplift 25%

### Tenure

Freehold with vacant possession on completion. Land Registry Title No. WA968101

### Viewing

At Any Time.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

**These are the notes referred to on the following official copy**

**Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.**

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EM.

This official copy is issued on 04 October 2022 shows the state of this title plan on 04 October 2022 at 11:58:22. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Mae'r copi swyddogol hwn a gyhoeddir ar 04 Hydref 2022 yn dangos sefyllfa'r cynllun teitl hwn ar 04 Hydref 2022 am 11:58:22. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyrriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

This title is dealt with by the HM Land Registry, Wales Office .

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

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Official copy  
of register of  
title  
Copi  
swyddogol o  
gofrestr teitl

Title number / Rhif teitl  
WA968101

Edition date / Dyddiad yr  
argraffiad 30.05.2000

- This official copy shows the entries on the register of title on 04 OCT 2022 at 11:58:21.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 04 Oct 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 04 HYDREF 2022 am 11:58:21.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 04 Hydref 2022.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

## A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

CARMARTHENSHIRE/SIR GAERFYRDDIN

- 1 (30.05.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Talycun Isaf Farm, Llangennech, Llanelli.

## B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

### Title absolute/Teitl llwyr

- 1 (30.05.2000) PROPRIETOR:

## B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

- 2 (30.05.2000) A Transfer of the land in this title dated 26 November 1999 made between (1) David Malcolm John Evans and (2) Luciano Ernesto Angelo Chiappa and Emma Jayne Carey contains purchasers personal covenants.

*NOTE: Copy in Certificate.*

## C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (30.05.2000) The land is subject to two Mineral Leases both dated 30 October 1937 both made between (1) Kenneth Morton Channer Evans and (2) Daniel Evans but neither the original leases nor certified copies or examined abstracts thereof were produced on first registration.

- 2 (30.05.2000) The land is subject to the following rights reserved by a Conveyance dated 15 February 1962 made between (1) Kenneth Morton Channer Evans (Vendor) and (2) Daniel Evans:-

"The property is conveyed subject to all such quasi-easements rights of way water drainage or watercourse and other rights in the nature of easements as are now or usually enjoyed by or in respect of such adjoining or neighbouring property of the Vendor over through or from all or any part of the property hereby conveyed".

End of register / Diwedd y gofrestr

**LR**

TITLE NUMBER  
**WA968101**



**CARMARTHENSHIRE / SIR GAERFYRDDIN**

ORDNANCE SURVEY MAP REFERENCE:

**SN6702NW**

SCALE **1:2500**

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