



About 85.41 Acres Land at Llandewi, Knelston, Reynoldston, Swansea SA3 1AU

Open to offers in the region of £770,000

Property Features

- A substantial block of land
- About 85.41 acres in seven enclosures
- Forming part of Monksland Farm
- Mostly pasture/arable land laid to part cereal crop and grass 2024 season
- Good access off the main South Gower Road (A4118)

Property Summary

A substantial block of land within a ring fence and contained in seven easy to work enclosures. The majority of the land is, in our opinion, capable of growing excellent crops of cereals, roots and grass. Approx. 18.54 acres in two fields put to spring oat crop, the remainder laid to permanent pasture. In all the total area is approximately 85.41 acres.



Full Details

Description

A rare opportunity to purchase a substantial block of land within a ring fence and contained in seven easy to work enclosures.

The majority of the land has been ploughed over the years and is, in our opinion, capable of growing excellent crops of cereals, roots and grass.

Approximately 18.54 acres in two fields put to spring oat crop, the remainder of the land laid to permanent pasture with a useful old quarry at the entrance to the land utilised for winter fodder and storage.

There is a small area being the site of an old iron age fort in field no 6600 which area is subject to an SSSI. There is an existing vehicular and pedestrian right of way over the farm track to two adjoining landowners shown on the attached plan from Points A to B.

In all the total area is approximately 85.41 acres.

Situation

In a rural location with access of Jones Cross positioned between the village of Knelston and Scurlage. About 14 miles from the City of Swansea.

Directions

From the village of Knelston continue down hill to corner at Llandewi Cross and proceed on the A4118 for about half a mile and the entrance to the land is on the right hand side.



The Land

About 85.41 Acres

SCHEDULE OF AREA

OS NO. - AREA

0644 - 1.12 Old Quarry

0051 - 14.97 Pasture

0065 - 8.11 Spring Oats

0081 - 10.43 Spring Oats

7475 - 9.52 Pasture

6600 - 13.74 Pasture

6554 - 14.67 Pasture

4549 - 12.85 Pasture

TOTAL - 85.41 ACRES

Rights of Way, etc

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

1. Existing vehicular and pedestrian right of way over the farm track for the benefit of the adjoining landowners shown on the attached plan from Points A to B.
2. Existing footpath along the eastern boundary of OS No. 0051.
3. Existing footpath along farm track shown on attached plan from Points A to B.

Services

Natural water supply via a pond positioned on the northern corner of OS No. 6600. It is understood that this pond has never run dry although no guarantee can be given.

It is further understood that the mains water pipe runs alongside the A4118 road adjoining access at Jones Cross. If mains water is required we strongly advise that prospective purchasers contact Welsh Water as to the availability of a supply and possible connection.



Tenure

Freehold with vacant possession. Land Registry Title No. WA164480.

I.A.C.S.

We are informed that the land is registered.

Basic Payment Scheme

The land has the benefit of entitlements under the above scheme which, if required, may be purchased under separate negotiation. Awaiting further details.

Growing Crops

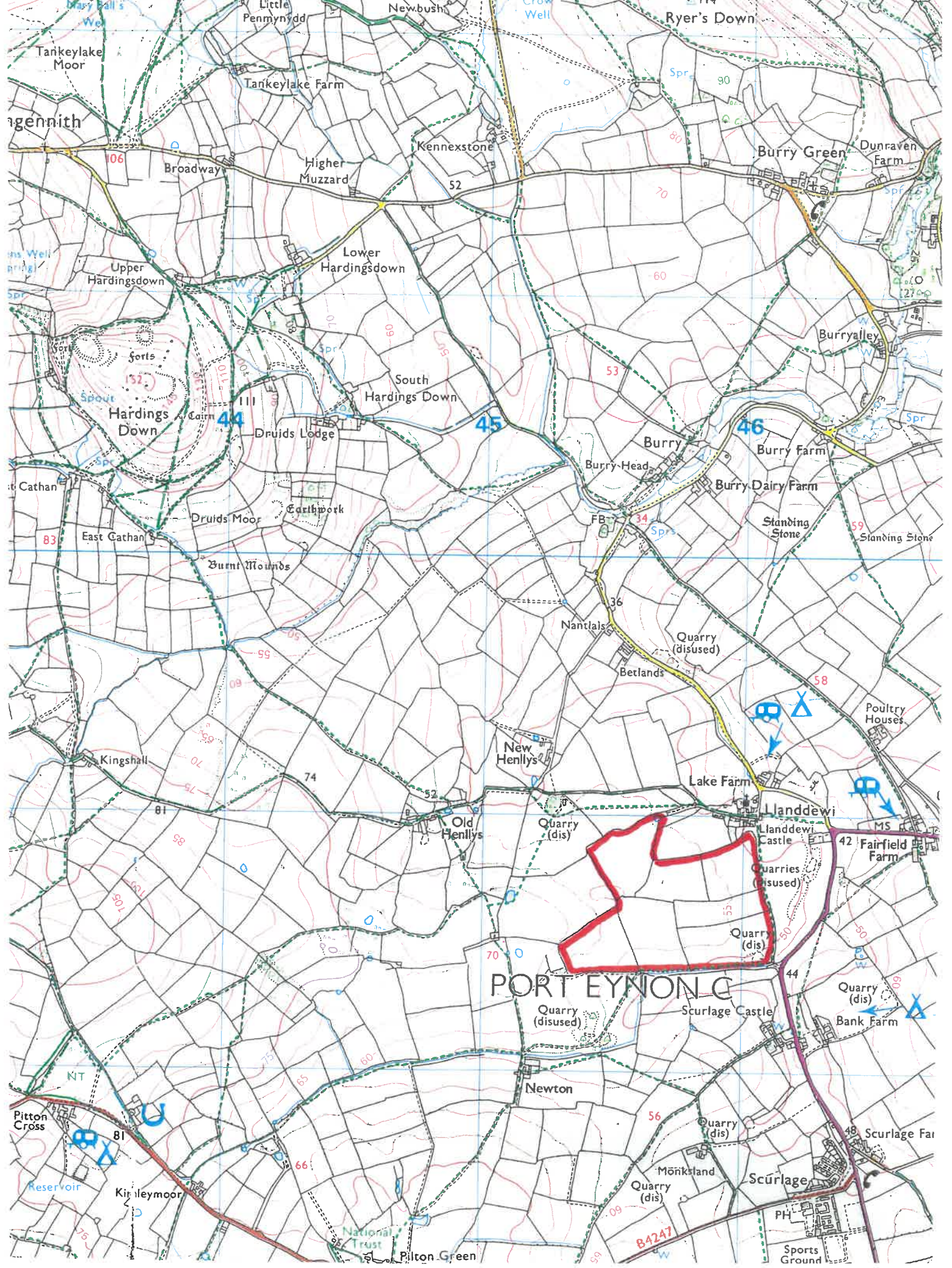
1. The standing spring oat crops in field nos. 0065 and 0081 with a total area of about 18.54 acres may, if required, be purchased under separate negotiation. If not the vendors reserve the right to take off the crop at the latest by the 30th September 2024.
2. The vendors reserve the right to leave the bagged silage in the quarry area to be removed when required but by 31st December 2024 at the latest.

Viewing

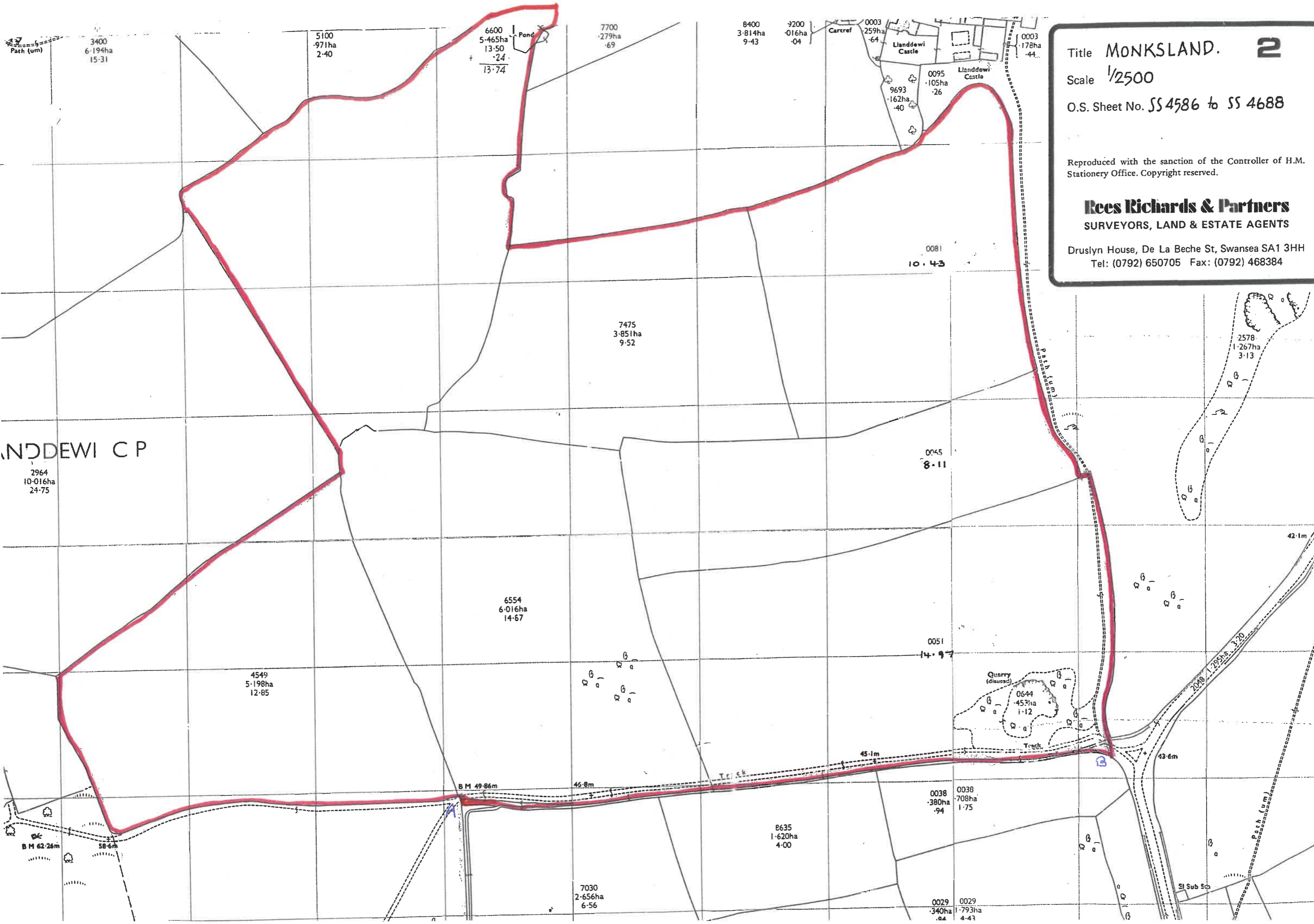
Strictly by appointment with the sole agents.

Please make sure all gates are closed where appropriate.

LANMADOC AND CHERITON C



PORT EYNON C



Title **MONKSLAND. 2**
 Scale **1/2500**
 O.S. Sheet No. **SS 4586 to SS 4688**

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Rees Richards & Partners
 SURVEYORS, LAND & ESTATE AGENTS

Druslyn House, De La Beche St, Swansea SA1 3HH
 Tel: (0792) 650705 Fax: (0792) 468384

LNDDEWI C P
 2964
 10.016ha
 24.75

6600
 5.465ha
 13.50
 .24
 13.74

5100
 .971ha
 2.40

7475
 3.851ha
 9.52

6554
 6.016ha
 14.67

4549
 5.198ha
 12.85

0081
 10.43

0045
 8.11

0051
 14.97

0038
 .380ha
 .94

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 .708ha
 1.75

7030
 2.656ha
 6.56

0029
 .340ha
 .94

0029
 1.793ha
 4.43

2578
 1.267ha
 3.13

42.1m

43.6m

45.1m

46.8m

B M 49.86m

B M 62.26m

58.6m

SI Sub St

0003 259ha .64
 Llanddewi Castle
 9693 .162ha .40
 0095 .105ha .26
 Llanddewi Castle
 0003 .178ha .44

Quarry (disused)

0644
 .453ha
 1.12

Tract

Track

Path (um)

3400
 6.194ha
 15.31

8400
 3.814ha
 9.43

9200
 .016ha
 .04

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