



Land at Ystlys Y Coed Farm Llanedi, Pontarddulais, Swansea SA4 0FP

To Let

Property Features

- Approximately 65 acres (23.30ha)
- Grazing/mowing licence agreement
- Available by Informal Tender
- Closing Date: 12 Noon Friday 5th June 2024

Property Summary

A block of level and gently sloping pastureland split into a number of useful enclosures in two ring fenced parcel, extends to approximately 65 acres, offering good quality grazing/mowing land with approximately 47 acres of clean land whilst the remaining ground consists of rough grazing and woodland, situated near Pontarddulais with good access directly onto the A48 and M4 Motorway.



Full Details

Property Summary

A block of level and gently sloping pastureland split into a number of useful enclosures in two ring fenced parcels. The land extends to approximately 65 acres, as illustrated on the attached plan. The land offers good quality grazing/mowing land with approximately 47 acres of clean land whilst the remaining ground consists of rough grazing and woodland.

The land is situated near Pontarddulais with good access directly onto the A48 and M4 Motorway.

Terms

To be let as a whole by informal tender on grazing/mowing licence from 10th June 2024. A copy of the proposed licence agreement which includes all of the other terms is available for inspection at the Agents office, if required.

Basic Payment Scheme

There are no entitlements to be transferred to the Tenant.

Additional Notes

The successful applicants will pay an arrangement fee of £300 plus VAT on signing the tenancy.

Services

Mains water available.

Invitation to Tender

Interested parties are invited to tender by 12 Noon on Wednesday 5th June 2024.

All tenders are to be submitted in writing using the tender form available from the Agent, by request. Tenders must be received by post or delivered by hand to the Agent's Office.

The successful applicant will be required to sign the licence agreement within 5 working days of their offer being accepted. If the agreement is not signed within this time frame, the Landowner reserves the right to withdraw the offer of the tenancy.

Viewing / Further Information

Viewing strictly by appointment only.

For further information please contact Christine Davies at Rees Richards & Partners, 12 Spilman Street, Carmarthen, SA31 1LQ
Tel: 01267 612 021

Email: christine@reesrichards.co.uk

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