



## Land at Hendre Fawr, Garnswllt, Ammanford, West Glamorgan SA18 2SF

Guide Price £60,000

### Property Features

- About 10.105 acres in 5 enclosures
- Productive gently sloping pastureland
- Small area of scrub/woodland
- Semi derelict outbuilding
- To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously)
- At The Rasoi Indian Kitchen (Garden Room), Pontlliw, Swansea, SA4 9DY
- On Thursday 19th September 2024 at 3 p.m.

### Property Summary

An opportunity to purchase, in our opinion, productive pasture land in five enclosures with a small area of scrub/woodland to the lower level of O.S. No. 7727. There is a semi derelict brick built outbuilding in the same enclosure. The land is in good heart, well fenced and with new galvanised gates.



## Full Details

### Description

An opportunity to purchase, in our opinion, productive pasture land in five enclosures with a small area of scrub/woodland to the lower level of O.S. No. 7727. There is a semi derelict brick built outbuilding in the same enclosure. The land is in good heart, well fenced and with new galvanised gates

### Situation

On the periphery of Garnswllt with a hard track access over the adjoining Common (See Location Plan). Approximately 1 mile from Garnswllt, 4 miles from Pontardulais and about 5 miles to Junction 48 of the M4 motorway at Hendy.

### Directions

The land can be approached via Pontardulais or from Pontlliw/Felindre/Cwmcerdinen or from Pontardulais take the Garnswllt Road and continue for about 3 miles until reaching cross roads. Turn right and continue up the hill, over cattle grid onto Common and take the first right hand turn onto a hard track which leads directly to the land.

Please do not park on roadway blocking access to Hendre Fawr house.

### The Land

In all about 10.105 Acres.

#### OS. NO. - AREA

7727 - 2.920  
7235 - 1.945  
6538 - 1.834  
6427 - 2.257  
7226 - 1.149

TOTAL - 10.105 ACRES

### Common Grazing Rights

Please see attached letter.



## Services

None. Access point to gutter/stream for water in North Western corner of O.S. No. 6427. Natural supply not guaranteed.

## I.A.C.S.

It is understood that the land is registered.

## Basic Payment Scheme

The entitlements that are applicable are not included in the sale. The purchaser's must adhere to cross compliance regulations until the 31st December 2024.

## Rights of Way, etc.

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

## Tenure

Freehold with vacant possession. Part Land Registry Title No. WA958596

## Purchasers' Covenant

The purchaser/s will at their own expense erect a stock proof fence to the South boundary shown on attached plan from Points A to B within one month after completion. Fence to be erected on the Southern boundary of existing gutter/watercourse.

## Viewing

At any time. Please keep all gates closed.



Cyngor **Abertawe**  
**Swansea** Council

## CYFARWYDDIAETH LLEOEDD

Cynllunio ac Adfywio'r Ddinas, Canolfan Ddinesig,  
Heol Ystumllwynarth, Abertawe, SA1 3SN  
[www.abertawe.gov.uk](http://www.abertawe.gov.uk)

## DIRECTORATE OF PLACE

Planning and City Regeneration, Civic Centre,  
Oystermouth Road, Swansea, SA1 3SN  
[www.swansea.gov.uk](http://www.swansea.gov.uk)

Rees Richards & Partners

By email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

Gofynnwch am:

Please ask for:

Llinell Uniongyrchol/Direct Line:

E-bost:

E-mail:

Ein Cyf:

Our Ref:

Eich Cyf:

Your Ref:

Dyddiad:

Date:

Mynediad i Gefn Gwlad

Countryside Access

07966 169811

[hayley.chappell@abertawe.gov.uk](mailto:hayley.chappell@abertawe.gov.uk)

[hayley.chappell@swansea.gov.uk](mailto:hayley.chappell@swansea.gov.uk)

GRS/012

TMOJ/TLB

17 Gorffennaf 2024

17 July 2024

Dear Sir/Madam,

**Registered Common Land - Grazing Rights Search**  
**Land at Hendre Fawr, Garnswllt, Ammanford, SA18 2SF**

I refer to the matter noted above and to your request for a grazing rights search made on 19<sup>th</sup> June 2024.

The rights of common relating to the land requested and on the accompanying plan are as follows:

Pasture and Estovers at all times. To graze:

4 head of cattle; or

4 horses; or

25 sheep; or

A combination of such stock pro rata;

over the land in the register unit CL:45 known as Cefn Drum Common.

I have enclosed a copy of an application to amend the register so that the rights of the potential landowner can be recorded on the register of common land. There is no charge for the application to amend the register.

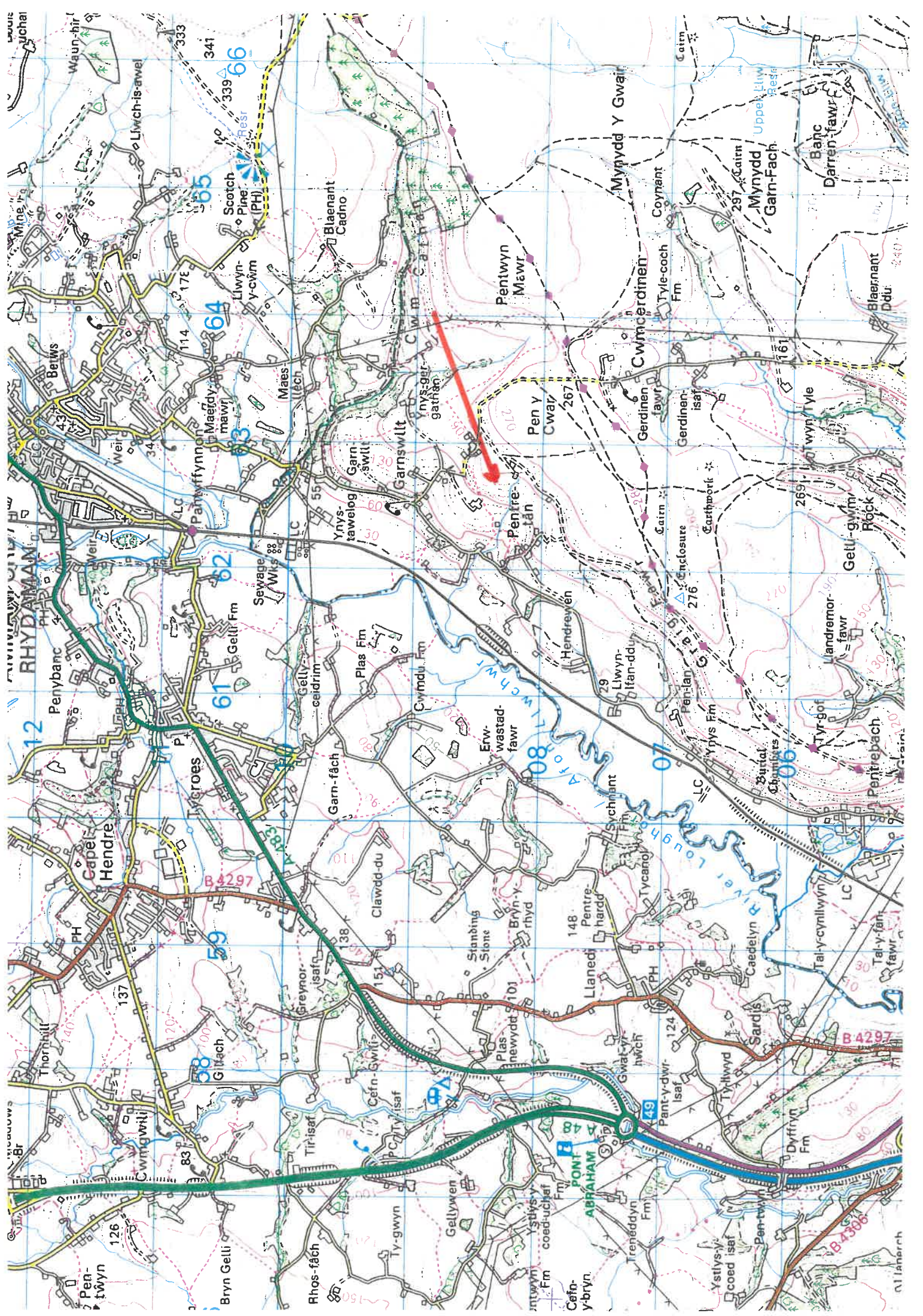
Should you have any further questions pertaining to this matter please do not hesitate to contact me on the details provided above.

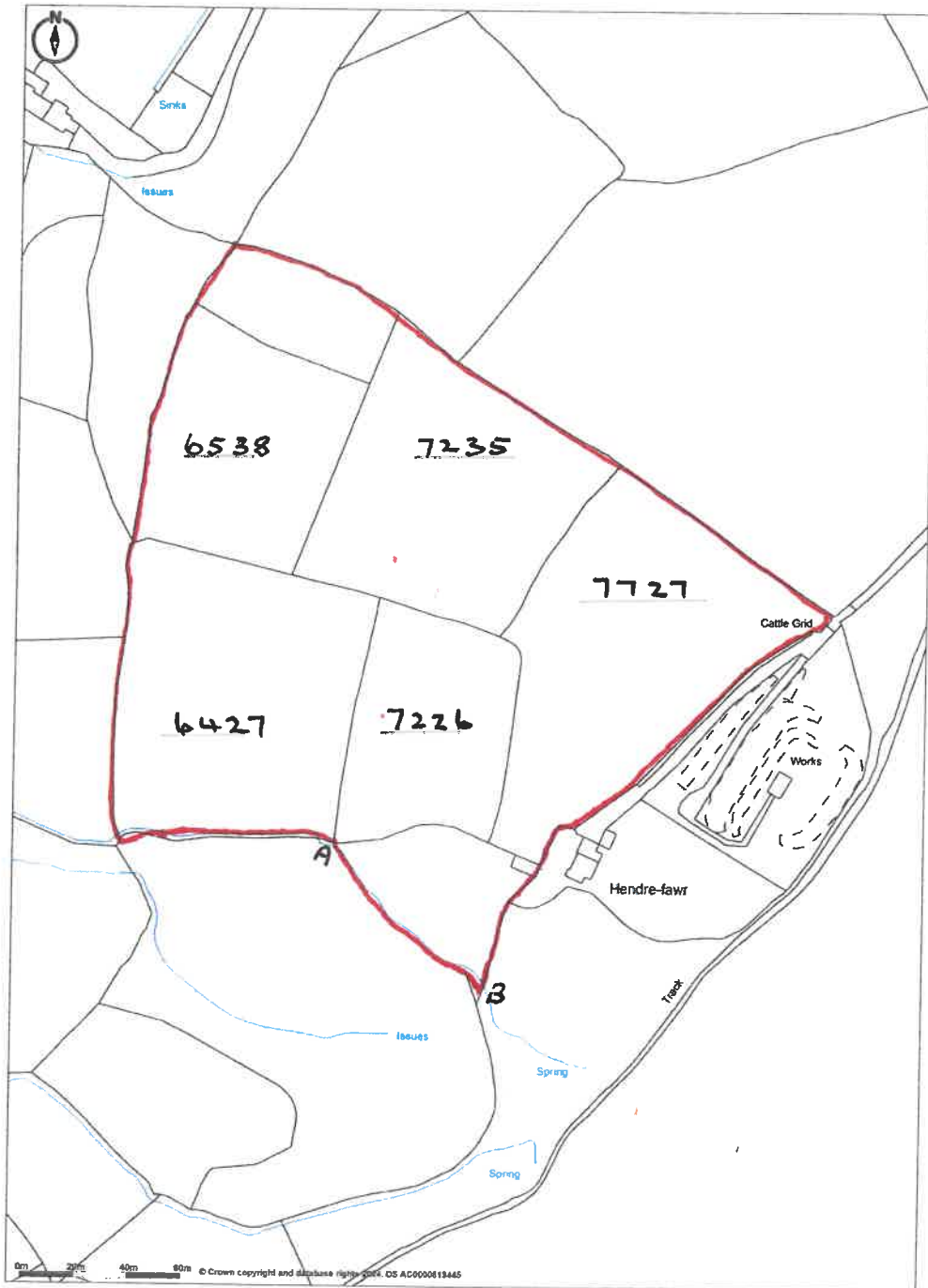
Yours faithfully,

**Hayley Chappell**

Commons Registration Officer  
Swyddog Tir Comin







## AUCTION CONDUCT CONDITIONS

1. The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sales conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.
2. **Our Role: -**
  - 2.1 As agents for each seller we have authority to: -
    - a) Prepare the catalogue from information supplied by or on behalf of each seller;
    - b) Offer each lot for sale;
    - c) Sell each lot;
    - d) Receive and hold deposits;
    - e) Sign each sale memorandum, and
    - f) Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.
  - 2.2 Our decision on the conduct of the auction is final.
  - 2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.
  - 2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.
3. **Bidding and reserve prices: -**
  - 3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.
  - 3.2 We may refuse to accept a bid. We do not have to explain why.
  - 3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.
  - 3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds the reserve price the lot will be withdrawn from the auction.
  - 3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

### Partners

Keith Richards  
Ian Howell JP MRICS FAAV  
Matthew Lloyd MRICS MNAEA  
Dylan Williams MRICS MNAEA

### Consultants

Stuart Phillips  
Martyn Jenkins FAAV

### Associate Partner

Charles Kaminaris MRICS

Regulated by RICS





3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always, as the seller may fix the final reserve price just before the bidding commences.

4. **The Particulars and other information: -**

4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have been prepared by a conveyancer and are not intended to form part of a legal contract.

5. **Important note prior to auction: -**

5.1 All prospective purchasers must register with the Auctioneers providing proof of identity with either a copy of their passport or driving licence which must include the photograph of the individual together with a copy of a recent utility bill.

5.2 Bids cannot be accepted unless the proof of identity is clarified prior to the auction.

5.3 This applies to everybody including people known to the Auctioneers.

**Partners**

Keith Richards  
Ian Howell JP MRICS FAAV  
Matthew Lloyd MRICS MNAEA  
Dylan Williams MRICS MNAEA

**Consultants**

Stuart Phillips  
Martyn Jenkins FAAV

**Associate Partner**

Charles Kaminaris MRICS

Regulated by RICS



**PROPERTY AUCTION GUIDELINES**

**Sales Particulars**

Particulars for each Lot will contain a Guide Price. Please remember this only represents a view as to where the value may lie.

**Finance**

Should you require finance to purchase a property at Auction, (eg. Mortgage, bank loan, etc) it is advisable to have this arranged with the relevant Bank/Building Society prior to Auction. All lenders will require a survey to be carried out, therefore these can and should be done before the property is sold at auction. If you are a cash buyer, it is also advisable for you have a survey carried out on the property prior to auction, but this is entirely your decision.

**Legal Packs**

The vendors solicitor will prepare a legal pack containing copies of Conditions of sale, and all other legal documents, searches, plans, Title deeds, etc for each Lot. The pack will be available at our offices prior to Auction and can be inspected at any time during opening hours. Should you wish for your own copy of these documents, these can be sent by email free of charge, however, should you require a paper copy there will be a charge of £30.00 (inclusive of VAT) per Lot. It is the responsibility of the bidders to verify with the vendors solicitor that the pack they receive is accurate and complete. You buy subject to the terms of the contract and all documentation whether or not you or your solicitor have read them.

**Reserve**

All properties placed at Auction will be offered subject to a reserve price. (This figure is usually set by the owner of a particular lot or a solicitor, on the day of the Auction) this is the minimum figure that the property can be sold for.

**Making a Bid**

Our Property Auctions commence promptly so please ensure that you arrive giving yourself plenty of time as all prospective purchasers MUST register their details with our Staff, prior to auction. On completion of the registration you will be given your own unique "Bidding Number". Once the Auction commences, please ensure that your bids are made clear to the Auctioneer. If you are successful in your bid, you will be asked to raise your bidding number so that the information can be logged against that particular Lot. (See additional notes on registration). Bids are accepted on the basis that you have read and understood the auction contract and other documentation comprising the legal pack as supplied by the vendors solicitor.

**Contracts**

On completion of the Property Auction, each successful purchaser will be asked to come forward to sign the relevant documents, and exchange of contracts then takes place. At this stage you will be required to pay a 10 per cent deposit, this can be either cash or cheque (made payable to relevant solicitors acting for that Particular Lot).

**Completion**

Usually takes place 28 days after exchange of contracts, at this time the balance of the monies will be required.

**Registration**

In order to comply with Money Laundering Act of 2017, Rees Richards & Partners require all prospective purchasers to register their details with our Staff prior to auction. Registration commences one hour prior to Auction commencement, you can also register at our offices before the Auction day

if you so wish. The information/documents which must be presented in all cases are:-

- A photographic Driving License or Passport
- Proof of current residential address (utility bill in your name, building society or bank statement issued within the previous three months)

A photocopy MAY be taken as part of the auction process.

If a bidder is acting on behalf of a company, we still require a copy of the above documents along with written authority from that company. If a bidder is acting on behalf of another party, the documents detailed above, will be required for them also, as well as the other party, and a letter of authority from the person authorizing them to bid on their behalf. Solicitor details will also be required, name address and telephone number as well as solicitor acting on your behalf

**N.B.** Rees Richards & Partners, for themselves and the vendor of a property, whose Agents they are give notice that:-

1. The particulars do not constitute any part of, an offer or contract.
2. Any intending purchaser MUST SATISFY himself/herself, by inspection or otherwise as to the correctness of each of the statements contained in the particulars, as neither Rees Richards nor anyone employed by them has authority to make or give any representation in relation to the property.
3. No liability is accepted for any travelling expenses incurred by the applicants in viewing properties that may have been sold or withdrawn.
4. The property shall be offered for sale subject to a reserve price and the vendors and their agents shall be entitled to bid.

**AUCTION REGISTRATION**

**Date of Auction:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Proof of Identity Passport No** \_\_\_\_\_

**Driving License, No** \_\_\_\_\_  
**Copy taken YES/NO**

**Utility Bill** \_\_\_\_\_  
**(Issued within last three months)**

**Firm of Solicitors** \_\_\_\_\_

**FAO** \_\_\_\_\_

**Bidding Number** \_\_\_\_\_