





Overview

A rare opportunity to acquire an established DIY livery yard set in 7.90 acres, positioned in a semi-elevated position with commanding views over the surrounding countryside and wider Gwendraeth Valley, yet a short drive from the local amenities in the village of Pontyates and within a mile of Crwbin Common / Mountain, offering endless hacking and out-riding.

The property comprises an extensive range of outbuildings consisting of 35 loose boxes, a lung pen and 20 x 60 sand school / arena, two static caravans, along with a large surface yard area, suitable for a range of uses. The land is also contained in a paddocked system, accessed conveniently from a tracked system, with water with strategically placed water troughs.

The yard is currently utilised as a DIY livery yard, offering a new buyer the opportunity to further expand this offering or a range of alternative uses, subject to obtaining the necessary planning consents.

The large village of Pontyates lies some 2 miles distance providing a wide range of amenities and services, to include a fuel station, convenience shop, Doctors Surgery, public houses, cafes and takeaway outlets, plus a bilingual primary school, village hall and rugby club. Ffoslas Horse Racing course and Glyn Abbey golf course is also within 4.5 miles of the property. The county and market town of Carmarthen and the large town of Llanelli, both lie 9 miles equidistance, being home to an excellent range of national and traditional retailers, secondary schools, leisure facilities, bus and rail stations.



OUTBUILDINGS

Large Barn - Stabling: 20.39m x 23.26m (66' 11" x 76' 4")

A corrugated iron and timber framed constructed building under a pitched corrugated and box profile sheeted roof, with concrete block and corrugated sheeted elevations. Internally, the building is split into 35 loose boxes, with further tack room / workshop area.

Mezzanine Floor

A floor lies in part of the building, above some of the stables, offering extensive storage area, or suitable for other uses (s.t.p.c.).

Feed / Hay Store:

To the rear of the main barn is a lean-to / covered haylage area.

Ancillary Buildings

A range of useful / existing buildings utilised for storage purposes.

Static Caravans Two static caravans known as Stables and Woodlands.

Sand Arena: Approx. 20m x 60m (65' 7" x 196' 10")

FARMLAND

The land is laid to clean grazing contained in a fenced paddocked system with strategically placed water troughs, access directly from the farmstead. The land is gently sloping and south facing in nature, being freely draining slightly acid loamy soils according to Soilscapes and is classified as Grade 3b according to the Predictive Agricultural Land Classification (ALC) Map 2, produced by the Welsh Government.









Further Information

Tenure

We understand that the property is held on a Freehold basis.

Available by Separate Negotiation

A well-equipped 12.25 acre equestrian property to include a 3-bedroom farmhouse with 1-bed annex, 4-car garage with 2-bed flat above, plus 10-loose boxes, lies opposite the livery yard is available by separate negotiation at a Guide Price of £650,000. Please contact the Agent for further information.

Services

We understand the property benefits from mains electricity and mains water connection. None of the services have been tested.

Council Tax Band

Caravan at The Stables - Band A - approx £1365.35 per annum for 2024-2025 for Carmarthenshire County Council.

Caravan at Woodlands - Band A - approx £1365.35 per annum for 2024-2025 for Carmarthenshire County Council.

Wayleaves, Easements and Rights of Way

The property is sold 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.

What 3 Word / Post Code

shrugging.longingly.pirates / SA17 5LH

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW. Tel: 01267 234567

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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £195,000.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Rhys James at Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021
Email: rhys.james@reesrichards.co.uk

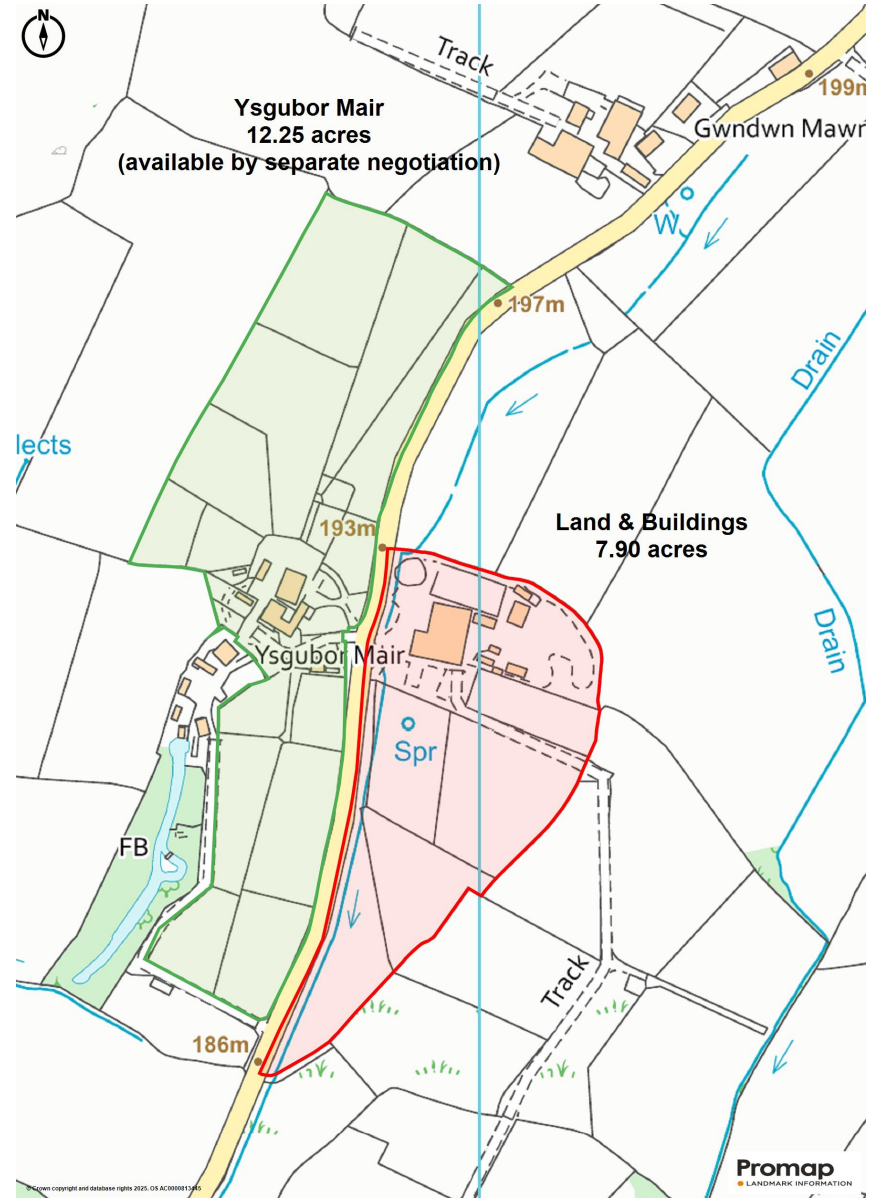
Local Authority

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

IMPORTANT NOTICE: Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Location and Situation Plans

For identification purposes only





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