

FOR IDENTIFICATION PURPOSES ONLY

LOT 1

LOT 2

LOT 3

LOT 4

Property Summary

Gurrey Farm is a conveniently situated residential holding extending to approx. 26.60 acres in total, comprising a modernised 3/4 bedroom detached bungalow with integral garage and ample driveway parking set in landscaped grounds, plus a modern workshop / general purpose building.

The land is gently sloping in nature and laid to productive pasture utilised for grazing and cutting purposes, accessed via several gated access points from the adopted highways.

The land is classified as slowly permeable seasonally wet acid loamy and clayey soils according to Soilscales and is classified as Grade 3b according to the Agricultural Land Classification Map produced by the Welsh Government.

Rare does a property of this nature become available on the open market in a semi-rural yet convenient position, within walking distance of the town centre, suitable as a small stock farm, retirement / lifestyle holding, or other diversification uses, subject to obtaining the necessary planning consents.

The property is offered For Sale by Private Treaty as a whole or in four lots.

Situation

The property lies in the quiet hamlet of Gurrey Banc, fronting a no-through road, on the periphery of the popular boutique market town of Llandeilo, Carmarthenshire, within a mile or so of the town centre.

The property benefits from commanding views over the surrounding rolling countryside and towards the Bannau Brycheiniog (Brecon Beacons) National Park mountain range.

Llandeilo itself is regarded as one of the best places to live in Wales, as reported by the Sunday Times and is popular with day-trippers, weekenders, tourists and locals alike, attracted to the array of independent shops, eateries and the National Trust's well-regarded Dinefwr Park and Castle. The town is also serviced by a regular bus service to Carmarthen and Swansea, whilst the train station is also nearby, with direct links along the Heart of Wales line.

The town is also home to bilingual primary and secondary provisions and medical centre, all within a short walking distance of the property. Private schools include Llandovery College, St Michaels, Llanelli and Christ College in Brecon, all within easy driving distance.

Lot 1 (Guide Price £615,000)

A most appealing 5-acre residential small holding

A well-presented small holding comprising a recently modernised 3/4-bedroom detached bungalow, to include a newly fitted kitchen and central heating system.

The bungalow is set within spacious landscaped grounds extending to approx. 0.31 acres with large integral garage, a greenhouse and tarmacadam driveway parking.

The land surrounds the bungalow contained in one convenient field, benefiting from a modern general-purpose building / workshop, utilised for parking / storage of machinery and implements, plus a range of other uses (s.t.p.c.).



BUNGALOW

Entrance Hall: 1.63m x 3.89m (5' 4" x 12' 9")

Front door leading into Hall. Door off into Living Room.

Carpet flooring and radiator.

Living Room: 5.19m x 3.52m (17' 0" x 11' 7")

Curved bay window to front with feature fireplace with slate hearth and pine mantle and surround. Carpet flooring and radiator.

Dining Room / Bedroom 4: 3.05m x 3.14m (10' 0" x 10' 4")

Carpet flooring. Radiator. Window to rear.



Kitchen - Breakfast Room: 5.16m x 4.20m (16' 11" x 13' 9")

A recently fitted kitchen comprising a range of base units with integrated electric oven with worktops over with matching wall units comprising an integrated one and a half bowl stainless steel sink with single drainer, an electric oven with 4 ring hob and extractor fan above. Laminate flooring. Window to rear. Single Door and French Doors to rear. Door to:

Utility Room: 2.73m x 1.98m (8' 11" x 6' 6")

Base unit with stainless steel sink, with single drainer, plumbing for washing machine. Radiator. Laminate flooring. Door into Storage cupboard measuring 1.19m x 0.89m (3' 11" x 2' 11") with shelving. Door into:

Cloakroom: 1.79m x 0.89m (5' 10" x 2' 11")

WC. Carpet flooring. Window to rear.

**Integral Garage: 4.97m x 5.05m (16' 4" x 16' 7") and
2.83m x 1.92m (9' 3" x 6' 4")**

Electric up and over door to front with Door and Window to side. Newly fitted and plumbed Ideal gas boiler. Consumer unit.





Internal Hall: 4.89m x 0.98m (16' 1" x 3' 3")

Door leading into Internal Hall to Bedroom and Bathrooms. Attic hatch above. Airing cupboard.

Family Bathroom: 3.18m x 2.27m (10' 5" x 7' 5")

WC, wash hand basin, bath tub with separate shower cubicle with electric power shower. Window to rear. Carpet flooring. Radiator.

Bedroom 1: 3.55m x 3.03m (11' 8" x 9' 11")

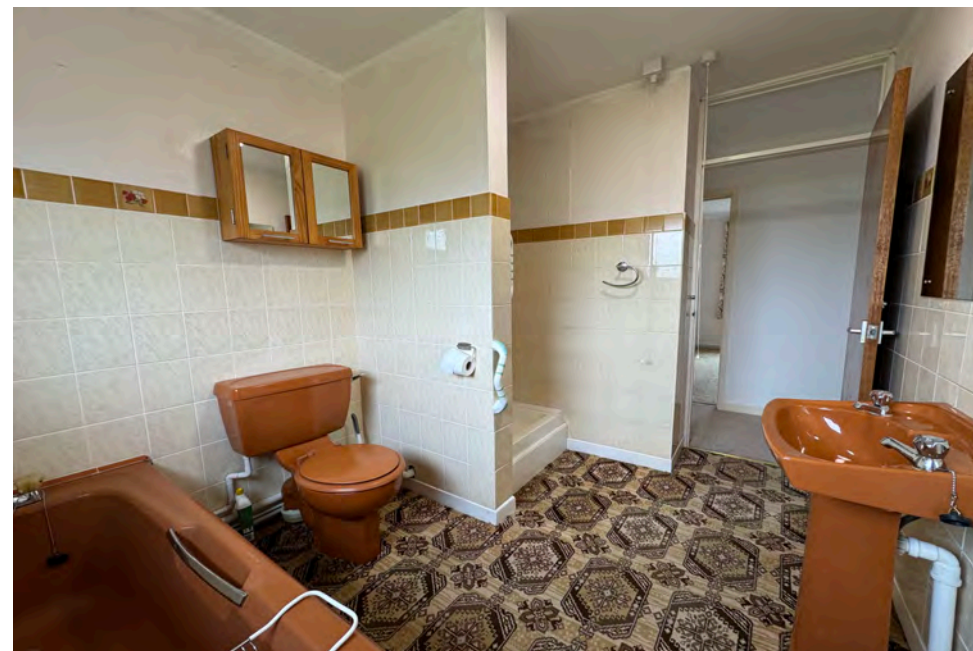
Window to rear. Carpet flooring. Radiator.

Bedroom 2: 3.52m x 3.79m (11' 7" x 12' 5")

Built in storage cupboards with clothes rail and shelving unit. Window to side and front. Carpet flooring. Radiator.

Bedroom 3: 3.50m x 3.04m (11' 6" x 10' 0")

Window to front. Carpet flooring. Radiator.







Lot 2 (Guide Price £60,000)

Excellent parcel of cutting and grazing land

The land extends to approximately 5 acres in total being level to gently sloping in nature situated immediately east of the homestead. The land benefits from frontage and a gated access point off the unclassified adopted highway.

The land is currently laid to pasture, being suitable for both grazing and cutting purposes.





Lot 3 (Guide Price £160,000)

Conveniently situated parcel of land

The land extends to approximately 16 acres in total being contained in four enclosures, being gently sloping in nature and laid to productive pasture utilised for grazing and cutting purposes.

The land also benefits from a parcel of mixed broadleaf woodland on the western boundary adjoining the highway, providing useful shelter for livestock during summer months.

The land is also accessed via several gated access points from the adopted highways and benefits from a sheep handling facility.





Lot 4 (Guide Price £27,500)

Paddock / field of great appeal

The land extends to approximately 0.60 acres contained in one convenient enclosure being gently sloping in nature with direct gated access point off unclassified highway.

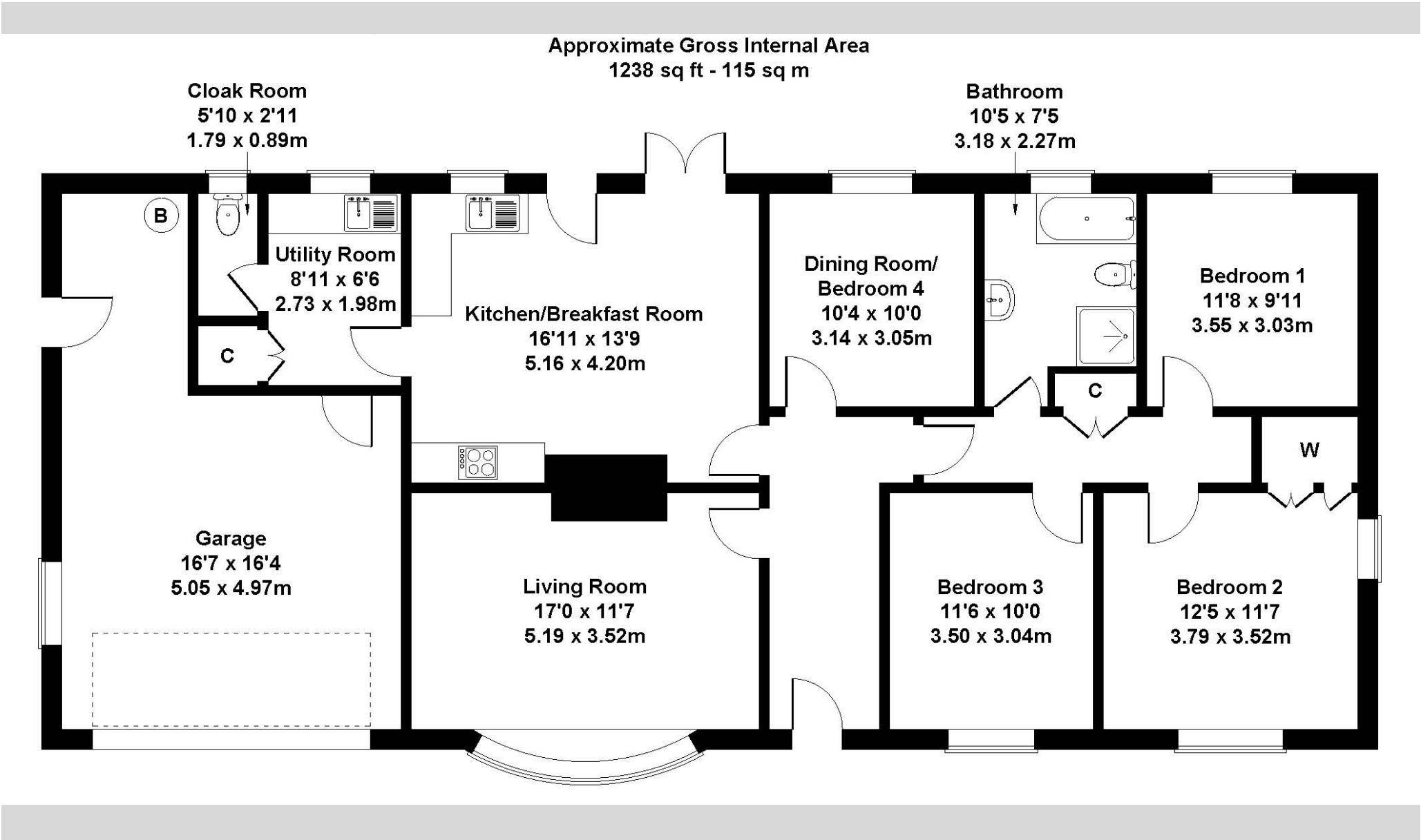
The land will be of particular interest to those seeking a pony paddock / field for equestrian purposes or land for amenity, recreation, conservation and horticulture purposes.



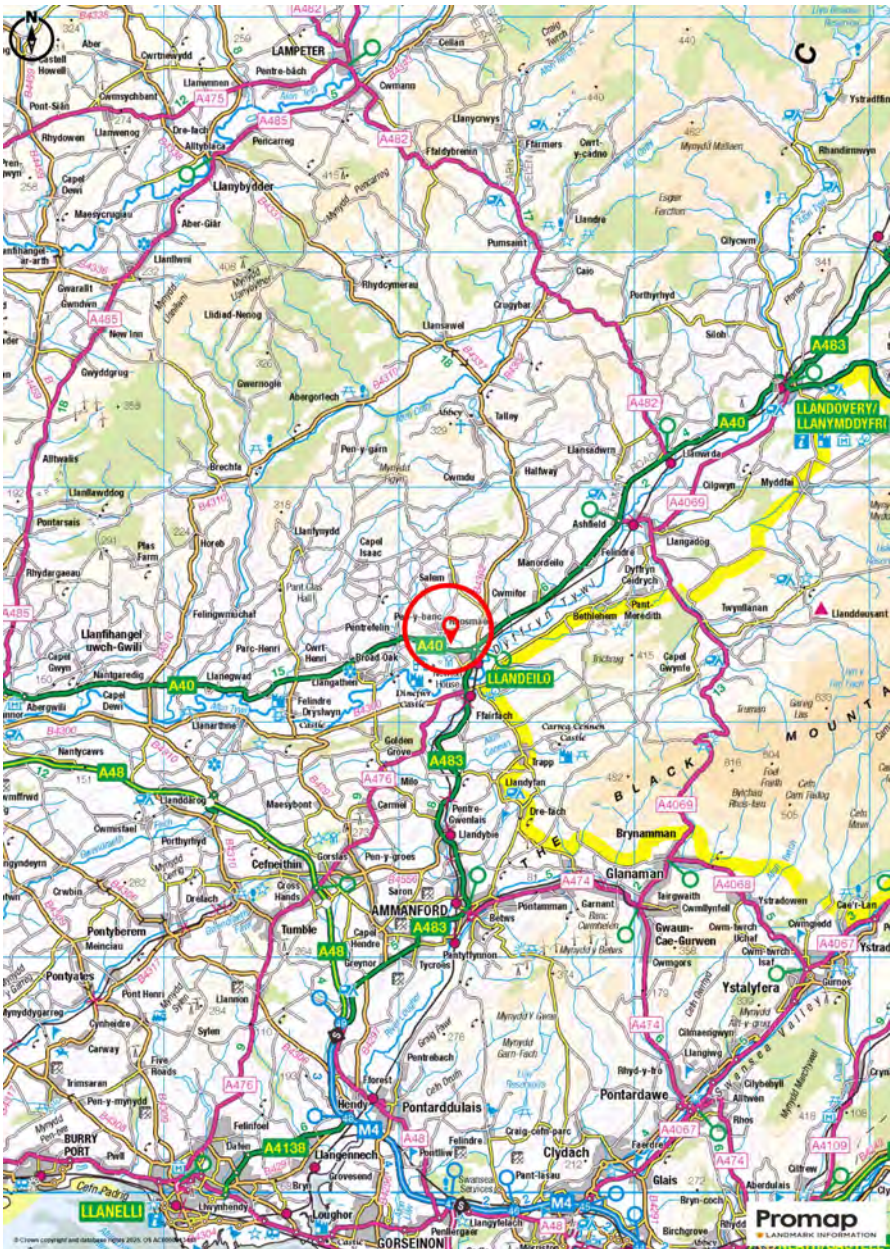
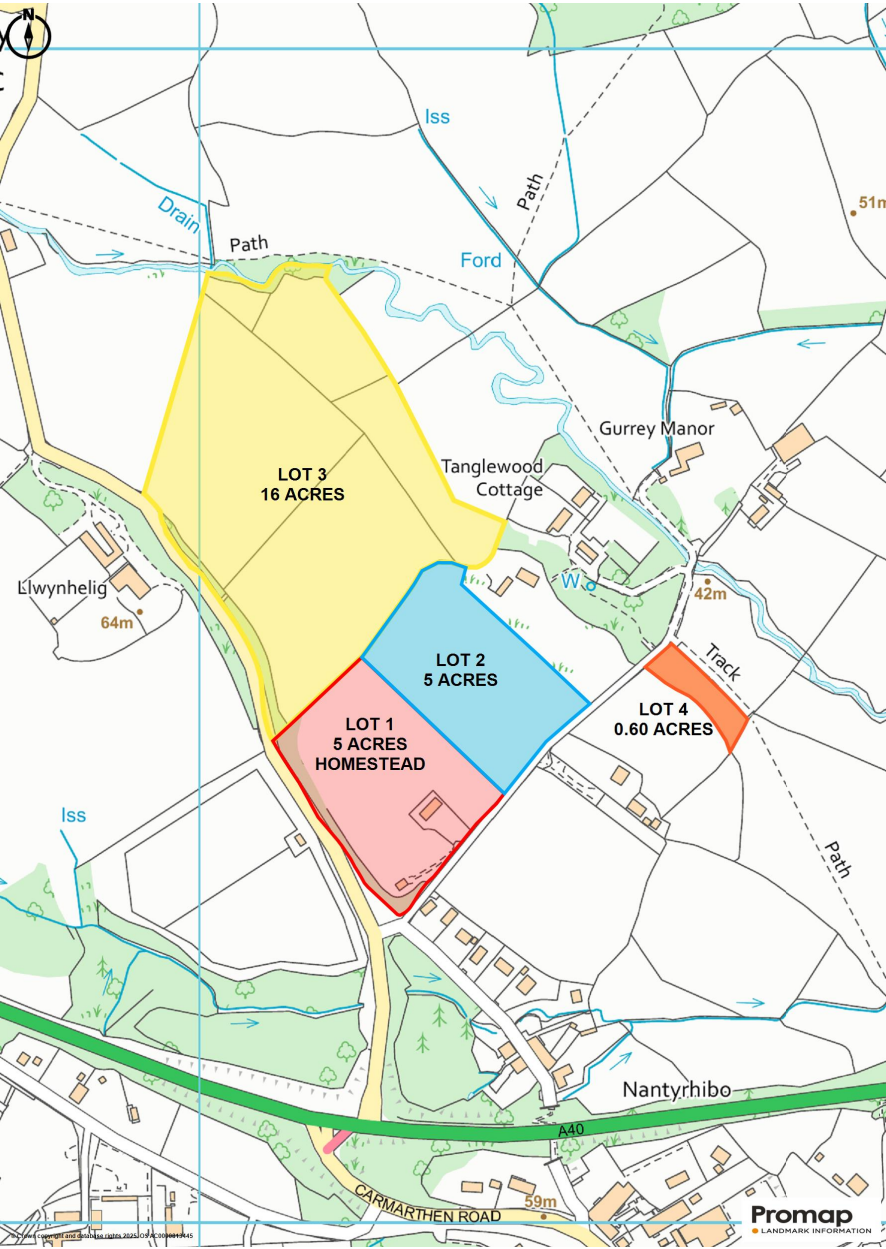


Floorplans

For identification purposes only



Location and Situation Plans For identification purposes only



Further Information

Tenure

We are advised the property is held on a Freehold basis with vacant possession upon completion.

Services

Lot 1: mains water, mains electricity, gas fired central heating system, private drainage via septic tank.

Lot 2: natural water supply and mains water (available locally).

Lot 3: natural water supply and mains water (available locally).

Lot 4: natural water supply.

Energy Performance Certificate

F (38)

I.A.C.S.

We understand the property is registered.

Basic Payment Scheme

We understand that all the land is registered for Basic Payment Scheme.

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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

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

Overage Clause

The land is subject to an overage clause of 25% of uplift in value attributable towards a residential planning consent, achieved at any time during a 25-year period.

Method of Sale

The property is offered For Sale by Private Treaty and is available as a whole, or in four lots, as follows and identified by the Lotting Plan.

Lot 1 – Homestead in 5 acres - £615,000

Lot 2 - 5 acres of Land - £60,000

Lot 3 – 16 acres of Land - £160,000

Lot 4: 0.60 acres of Land - £27,500

Wayleaves, Easements and Rights of Way

The property is sold subject 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.

Local Authority

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

What 3 Word gateways

Lot 1: ownership.ending.alarmed

Lot 2: damp.ulterior.booms

Lot 3: eats.emotional.managed

Lot 4: undertook.enjoy.fonts

Viewing

Strictly by appointment with the Sole Selling Agents.

Please contact Rees Richards & Partners Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ.

Tel: **01267 612021** or email **property@reesrichards.co.uk**

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