



Land at Clochyrie Farm, Felinfoel, Llanelli, Carmarthenshire SA14 8EZ

Open to offers in the region of £100,000 For Sale

Property Features

- About 9.884 acres
- About 2 miles from Felinfoel
- Level to gently sloping
- Useful pasture field
- Extensive road frontage
- Access off main A467

Property Summary

An opportunity to purchase a useful pasture field lying level to gently sloping in places being an outlying field forming part of Clochyrie Farm. The land is capable of growing good crops of grass/silage. Extensive frontage and gated access off the main Llannon to Llanelli Road (A467). In all about 9.884 acres (4 Ha)



Full Details

Situation

Conveniently positioned fronting the main road and located in the hamlet of Clochyrie being about 2 miles from Felinfoel, 3 miles Llanelli and about 15.7 miles from the City of Swansea.

Directions

From Felinfoel take the A467 road towards Llannon, continue for about two miles and the gate to the field can be found on the right hand side. Council hardstanding area directly opposite the gateway. Can also be accessed via Llannon again on the A467 and other connected routes.

The Land

In one easy to work enclosure being well fenced and gated.

SCHEDULE OF AREA

OS. NO - AREA
2589 - 9.884 Acres (4 Ha)

Further Information

Tenure

Freehold with vacant possession on completion. Part Title No. CYM29740.

Services

We are informed that the mains water pipe runs along the verge on the A467. Prospective purchasers are strongly advised to make their own enquiries with Welsh Water as to the availability of a supply and possible connection (if required).

Rights of Way, etc.

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.

1. Wayleave for existing National Grid poles.



I.A.C.S.

It is understood that the land is registered.

Basic Payment Scheme

Option to purchase the applicable entitlements (if required)

Plans, Areas and 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.

Local Authority

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

Post Code / What 3 Word

SA14 8EZ / ///frail.port.issue

Overage Clause

Excepting for agricultural building or stable block. A 30% uplift in value for any non agricultural use for a period of 30 years. Full wording to be agreed with the vendors solicitor.

Viewing

Strictly by appointment with the Sole Selling Agents. Please contact Rees Richards & Partners for further information

Duslyn House, De la Beche Street, Swansea SA1 3HH
Tel: 01792 650705 or email
property@reesrichards.co.uk.

Please ensure that the gate is closed at entry and exit.



