

72.71 ACRES OF LAND & WOOD AT PENGWERN, CLYNDERWEN, SA66 7PN.



GUIDE PRICE £455,000

jjmorris.com

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

72.71 Acres of Land and Wood at Pengwern, Clynderwen, SA66 7PN



- *Approximately 72.71 acres of productive land*
- *19.66 acres of Woodland and Rough pasture*
- *Laid to pasture*
- *Suitable for Grazing, Mowing and Amenity purposes*
- *New access to be created by vendor off road*
- *GUIDE PRICE £455,000*



SITUATION

The land being offered for sale is situated in the county of Carmarthenshire and borders Pembrokeshire. It lies approximately 1 mile west of the village of Llanfallteg and approximately 2 miles east of Clynderwen.

PROPERTY DESCRIPTION

The land at Pengwern extends in all to 72.71 acres. Approximately 53.05 acres is laid to clean pasture and therefore suitable for grazing and silage purposes. There is also approximately 19.66 acres of rough pasture and woodland for amenity purposes.

The majority of the land is sloping in nature and boarded by mature hedge rows and is fenced in places but could not be guaranteed to be stock proof. The land does not benefit from a mains water supply, however is possible.

DIRECTIONS

From Penblwein Roundabout on the A40, follow the new A40 road towards Llanddewi Velfrey, turn left towards Llanfallteg and follow for 1.4 miles. Turn left again for Llanfallteg west and follow for 0.6 miles. The land will be located on the right.

A 'For Sale' board is erected at the junction for reference purposes.

OS GRID REFERENCE

SN14051965

WHAT 3 WORDS - ///herds.prompting.squabbles

The property is edged red for identification purposes on the enclosed plan.

RESTRICTIVE COVENANT:

The land is to be used for agricultural purposes only.



AGRI-ENVIRONMENT SCHEMES

The land is not entered into any Agri-environmental schemes and there is no apparent environmental factors affecting the land.

TENURE AND POSSESSION

The property is offered freehold with vacant possession.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.

BASIC PAYMENT ENTITLEMENTS:

Basic Payment Entitlements are not included within the sale.

MINERAL & TIMBER RIGHTS

All mineral and timber rights will be included within the freehold as far as they are owned. Sporting rights are to be retained by the vendor.

NATIONAL RESOURCES WALES

From the National Resources Wales Flood maps we understand that the land is not susceptible to flooding.

STATUTORY AUTHORITIES

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP.
Telephone: 01267 234567

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.
Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP
Telephone: 0300 065 3000



METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

JOINT SELLING AGENT:

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: Isabelle@edwardperkins.co.uk

www.edwardperkins.co.uk

J J Morris, Hill House, High Street, Narberth SA67 7AR.

Telephone: 01834860260

Email: narberth@jjmorris.com

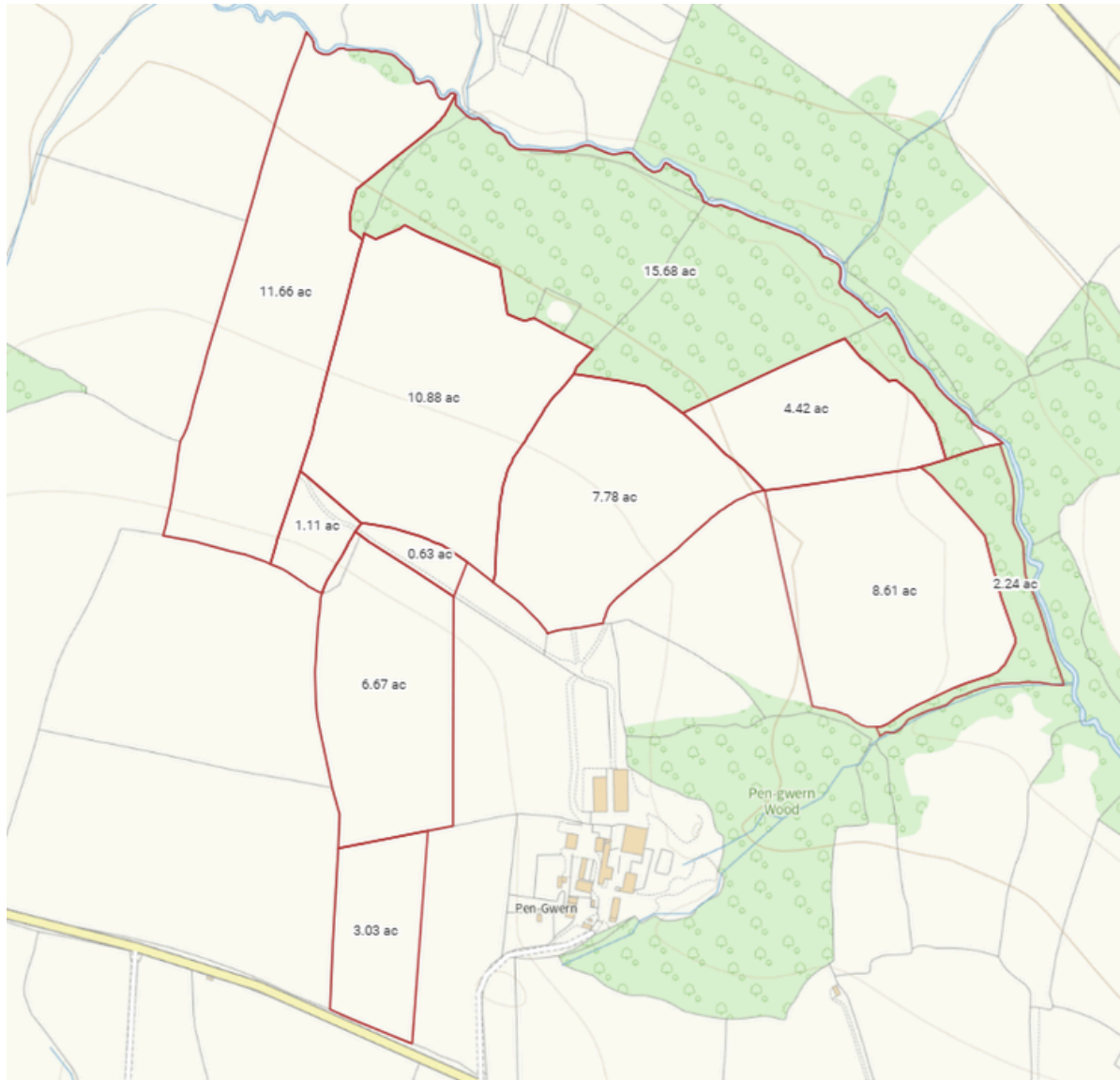
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PLANS AND PARTICULARS:

The information and plans provided within these sale particulars have been prepared for the convenience of prospective purchasers. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these sale particulars are made without any responsibility on the part of the vendor or their appointed Selling Agent, and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these statements made and contained in these particulars.

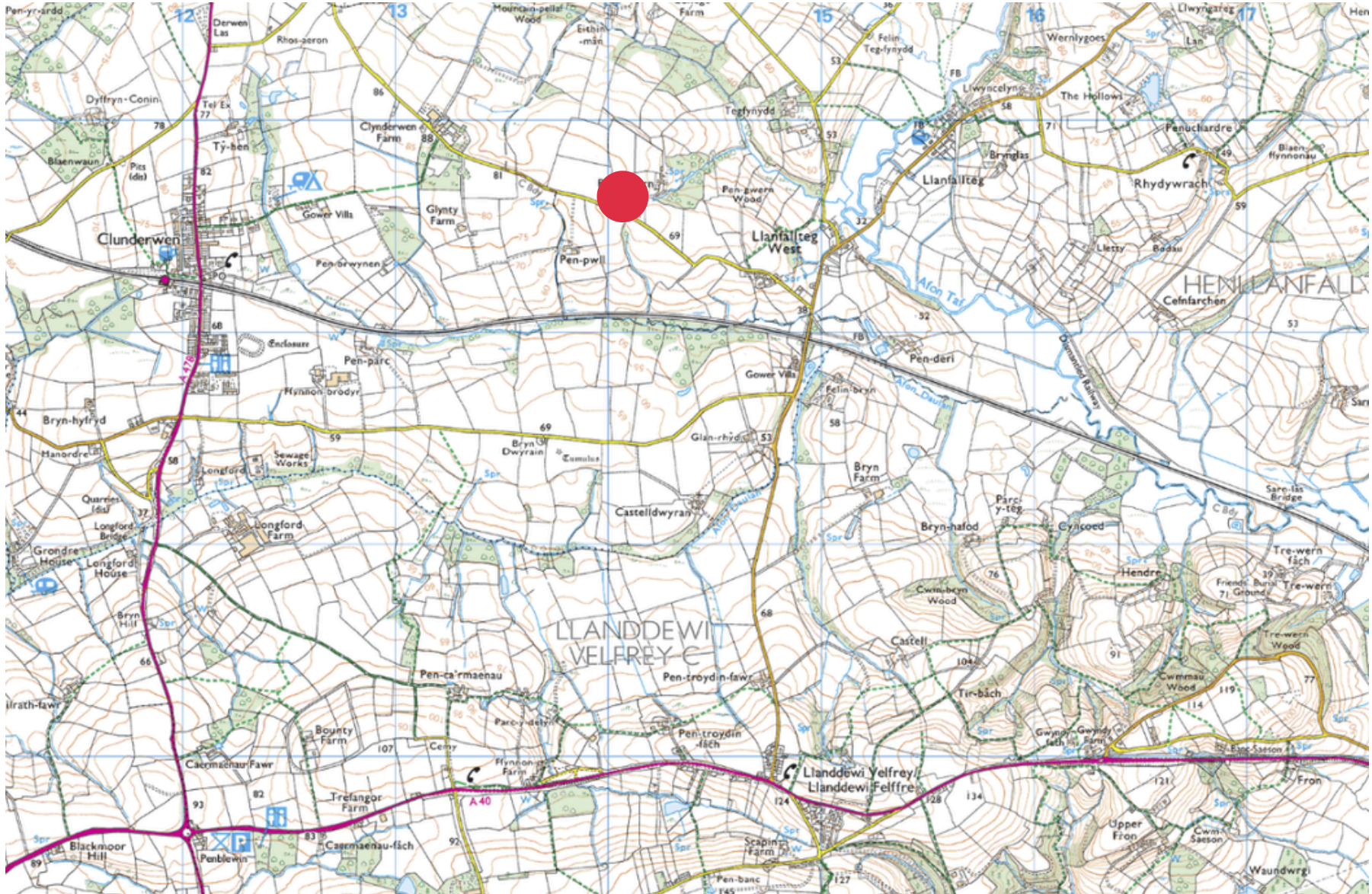
Plans are provided for identification purposes only.

PLAN OF LAND

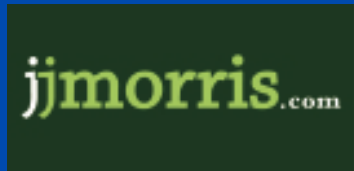


Acres	Type
3.03	Productive pasture
6.67	Productive pasture
0.63	Scrub
1.11	Scrub
11.66	Productive pasture
10.88	Productive pasture
7.78	Productive pasture
15.68	Woodland
4.42	Productive pasture
8.61	Productive pasture
2.24	Woodland
72.71	

LOCATION PLAN



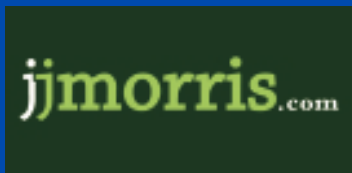
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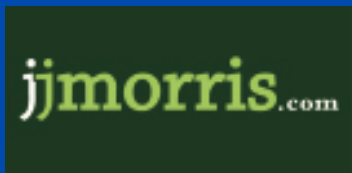
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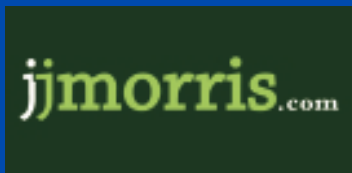
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