

**41.87 acres (16.94 ha) Woodland**  
**Llanpumsaint, Carmarthen SA33 6LR**





**41.87 acres (16.94 hectares) Woodland**  
**Llanpumsaint, Carmarthenshire, SA33 6LR**

**Guide Price: £189,000**



**An Excellent Opportunity to Acquire a  
Block of Woodland**

- Extending to 41.87 acres in total
- Potential for timber income or amenity use
- Sloping ground
- Right of access to be discussed

**To be sold by Private Treaty**

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.



## DESCRIPTION OF THE LAND

The land provides a productive and versatile block of woodland which is sloping in nature, with a small patch of grazing pasture. The property extends to 41.87 acres in total. The land provides a useful sized block of woodland which could be used for potential timber income or amenity use. The land benefits from one point of access. The right of access across the retained land is to be agreed with the vendor.

The property is situated near to a former dairy farm in Llampumsaint, Carmarthen and the former railway line runs along the boundary.

## LOCATION

The property is situated on the outskirts of the village of Llanpumsaint, approximately 7 miles north of Carmarthen and 9 miles south of Llandysul.

## TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

## SPORTING, TIMBER AND MINERAL RIGHTS

Insofar as they are owned, these are included in the sale.

## RURAL PAYMENTS WALES

The land has been registered on the Rural Land Register and the land parcels will be transferred to a new owner on completion insofar as they are available.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

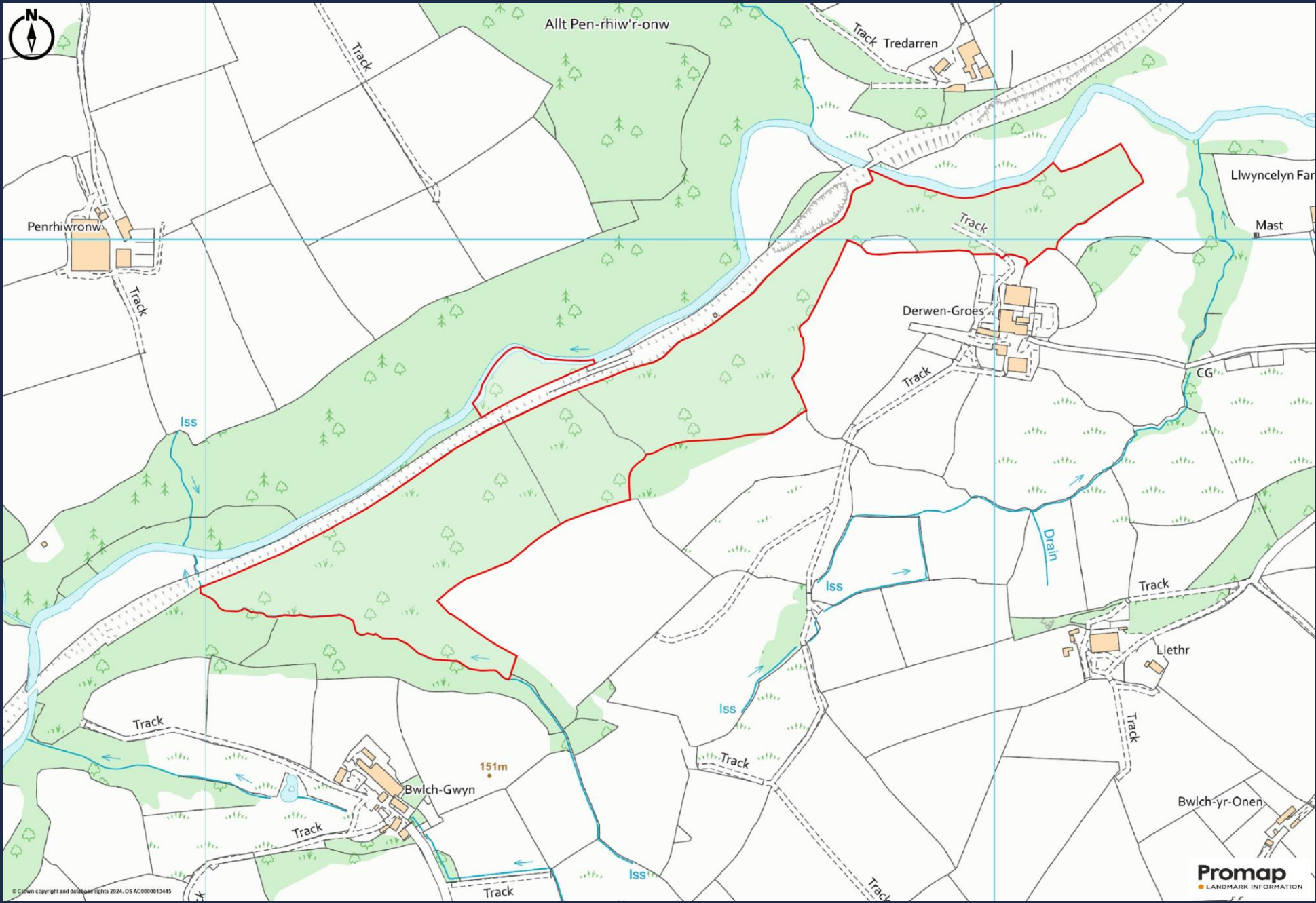
The property is sold subject to and with the benefit of; all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

## VIEWINGS

Viewing is strictly by prior appointment with the sole selling agent.







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**Promap**  
LANDMARK INFORMATION



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