

33.05 acres (13.38 ha) Productive Land
Llanpumsaint, Carmarthen SA33 6LR



33.05 acres (13.38 hectares) Productive and Versatile Land Llanpumsaint

Guide Price: £390,000



An Excellent Opportunity to Acquire a Productive and Versatile Block of Grassland

- Extending to 33.05 acres in total of which 32.54 acres (13.17 hectares) is grassland
- Gently sloping ground
- Split across 5 parcels
- Productive and versatile silage ground
- Two access points

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

The land provides a productive and versatile block of ground which forms part of a former dairy farm situated in Llampumsaint, Carmarthen. Extending to 33.05 acres in total, the land provides a useful sized block of productive silage ground which would be an excellent addition to an existing farming enterprise.

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.

LAND

The land provides versatile and productive silage ground which is predominantly gently sloping in nature and all in good heart. Split across five parcels, the land forms part of a former dairy farm having had two or three crops of silage taken annually. The land benefits from access over a single track from the public highway to the southern end as well as a track from the east.

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.

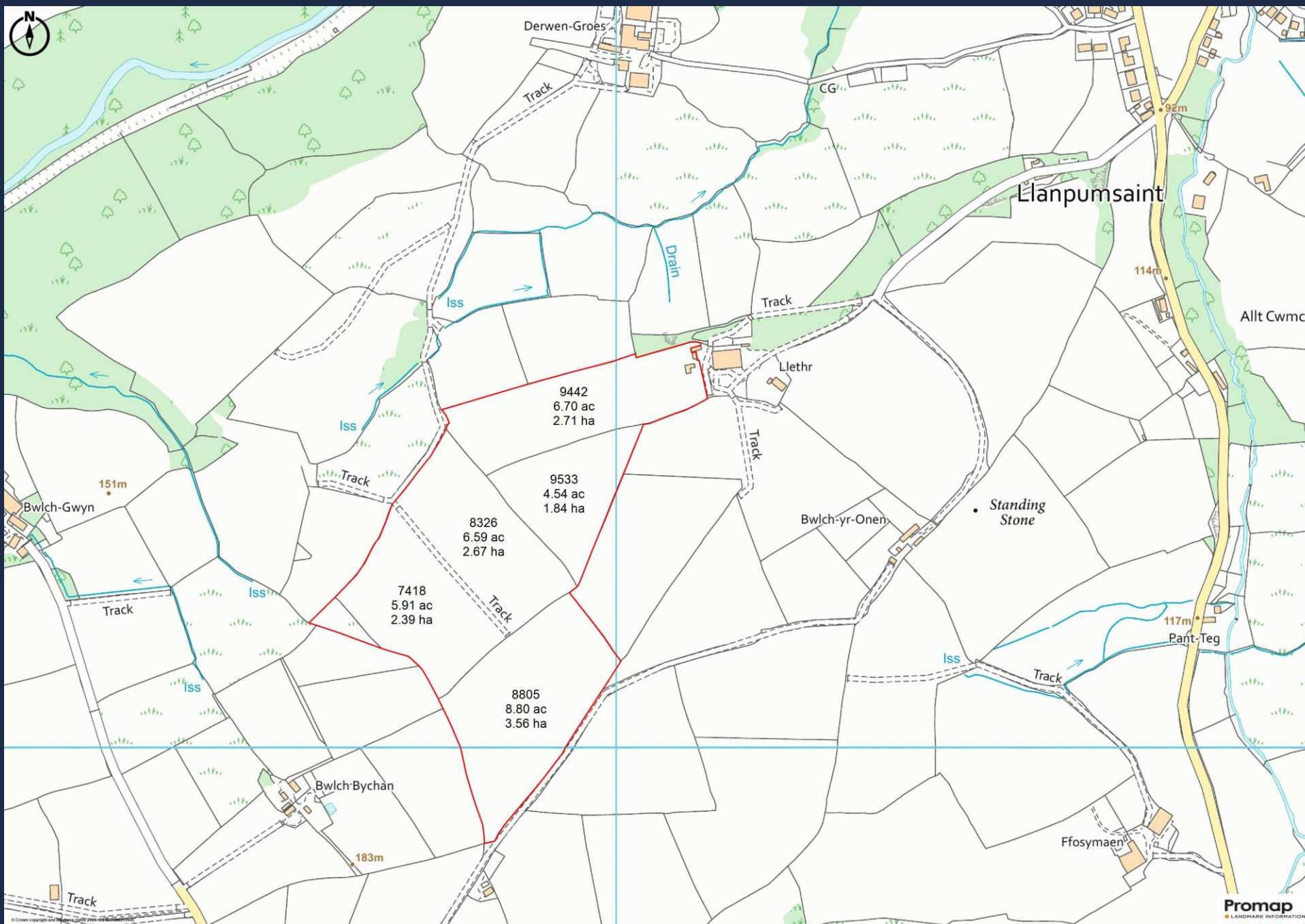
EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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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