



**Approximately 42.78 acres Woodland and 11.62 acres of Grassland
Llanpumsaint, Carmarthen SA33 6LR**



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Llanpumsaint, Carmarthenshire, SA33 6LR**

Guide Price: £260,000

To be sold by Private Treaty



**An excellent opportunity to purchase
an ancient deciduous woodland and
three parcels of grassland.**

- Woodland extending to c.42.78 acres in total, part registered as Ancient Semi Natural Woodland.
- Potential for timber income (subject to licence), amenity use or for environmental payments.
- Three parcels of gently sloping grassland (c.11.62 acres) leading down to private road access gate.
- Private right of way from public highway to be granted to Purchaser as shown highlighted blue on Plan.
- Fishing rights included along the owned part of the Afon Gwili

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 property comprises an appealing and tranquil parcel of mixed-use land featuring a predominantly sloping block of mature woodland, complemented by three permanent pasture fields well-suited for grazing. The woodland offers potential for sustainable timber production (subject to the necessary felling licence), amenity enjoyment, or participation in environmental subsidy schemes and private carbon trading opportunities. A section of the woodland is designated as Ancient Semi-Natural Woodland, per is enhanced ecological value.

Access to the land is available via a single entrance located to the south, along a shared private track leading from the public highway (as shown shaded blue on the accompanying plan). The property is positioned close to a former dairy farm in Llampumsaint, Carmarthen, with the historic railway line forming part of its 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.

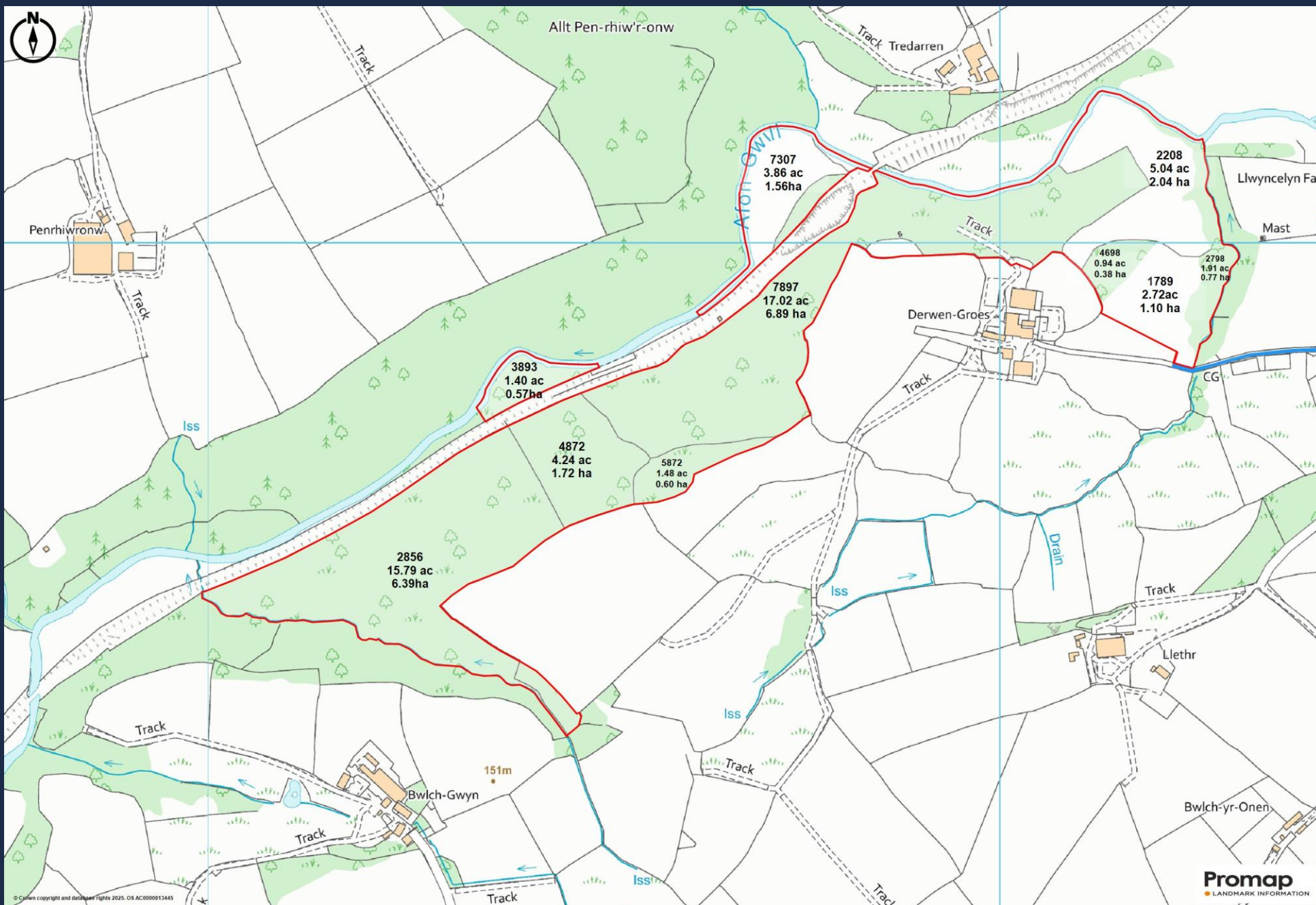
EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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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