

**92.27 ACRES OF LAND FORMERLY PART OF LLWYN NEUADD  
CWMDUAD (DREFACH FELINDRE), CARMARTHEN, SA33 6AU**



# 92.27 ACRES OF LAND OR THEREABOUTS SUITABLE FOR AGRICULTURAL OR POTENTIAL ALTERNATIVE USES SUBJECT TO PLANNING

FOR SALE – OFFERS OVER £450,000



## AN UPLAND PARCEL OF LAND WITH POTENTIAL

- Approximately 92.27 acres of gently sloping upland pasture
- Potential for the following alternative uses subject to planning
  - Forestry
  - Renewable Energy
  - Carbon Offsetting
- Lying 265m to 280m above mean sea level

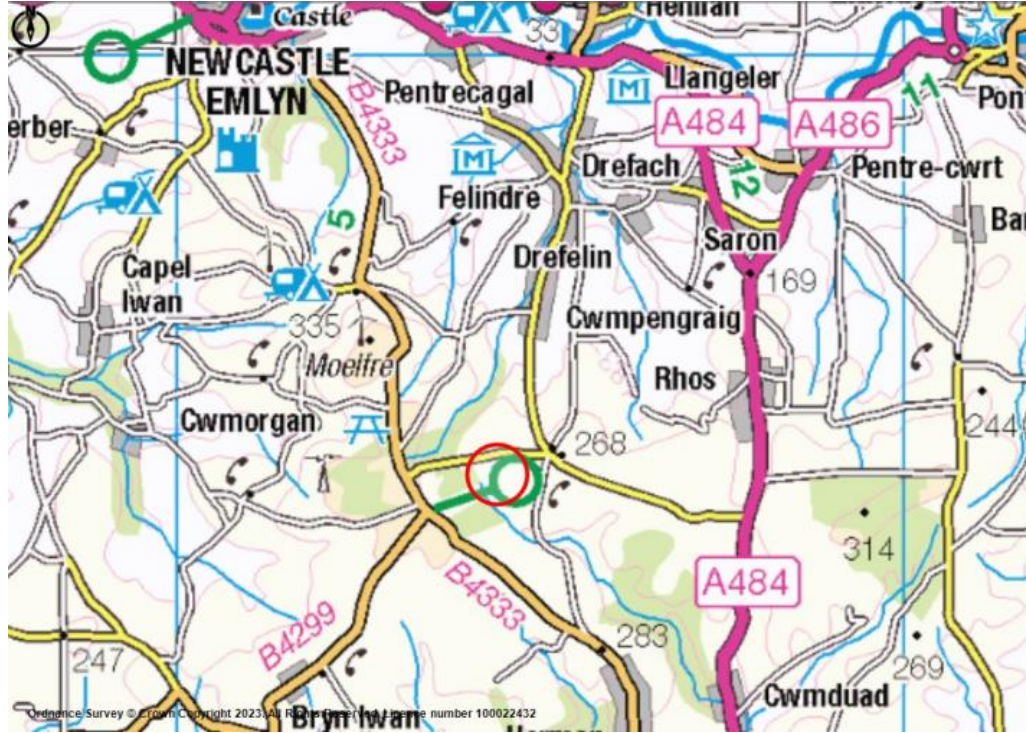
**FOR SALE BY PRIVATE TREATY**

**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.

## LOCATION

The land is situated in south west Wales in a very rural area approximately midway between Cardigan and Carmarthen. Land use in the local area is almost entirely agricultural with some woodland and commercial forestry plantations near to the land.



## DIRECTIONS

Initially take the A484 eastbound from the centre of Newcastle Emlyn, then take the B4333 heading south east. After almost 5 miles, turn left, signposted for the National Woollen Museum and Llwybr Ceffyl Horse Trail. The property will be found after about ¾ of a mile on the right.

## THE PROPERTY

Comprised of six main land parcels, the property provides the opportunity to acquire a good-sized block of upland pasture. There is plentiful opportunity with this land to either improve it for agricultural grazing, utilise it in conjunction with farming practices for environmental stewardship goals, establish forestry plantations, develop it for carbon offsetting or to take advantage of its elevation for wind farming – subject to obtaining appropriate planning permissions.

## ACCESS

The land is accessed directly off the adjacent minor public highway.

## BASIC PAYMENT SCHEME

The land has been used to claim annual payments for many years but there are no entitlements included with the sale.

## SERVICES

The land has the benefit of a mains water supply, the connection point and meter being close to the highway. There is also natural water on the land.

## SPORTING, TIMBER AND MINERAL RIGHTS

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

## TENURE AND POSSESSION

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

## 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.

## OVERAGE PROVISION

The land will be sold subject to an uplift provision in respect of any development of renewable energy schemes including solar photo-voltaic systems, large scale battery storage and wind generation. The principal terms to be a term of 40 years with an uplift of 40% of the increase in value above agricultural value payable to the vendor or his successors in title on commencement of development.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## LOTS

The property is offered for sale as a whole but the vendors are open to suggestions of lotting.

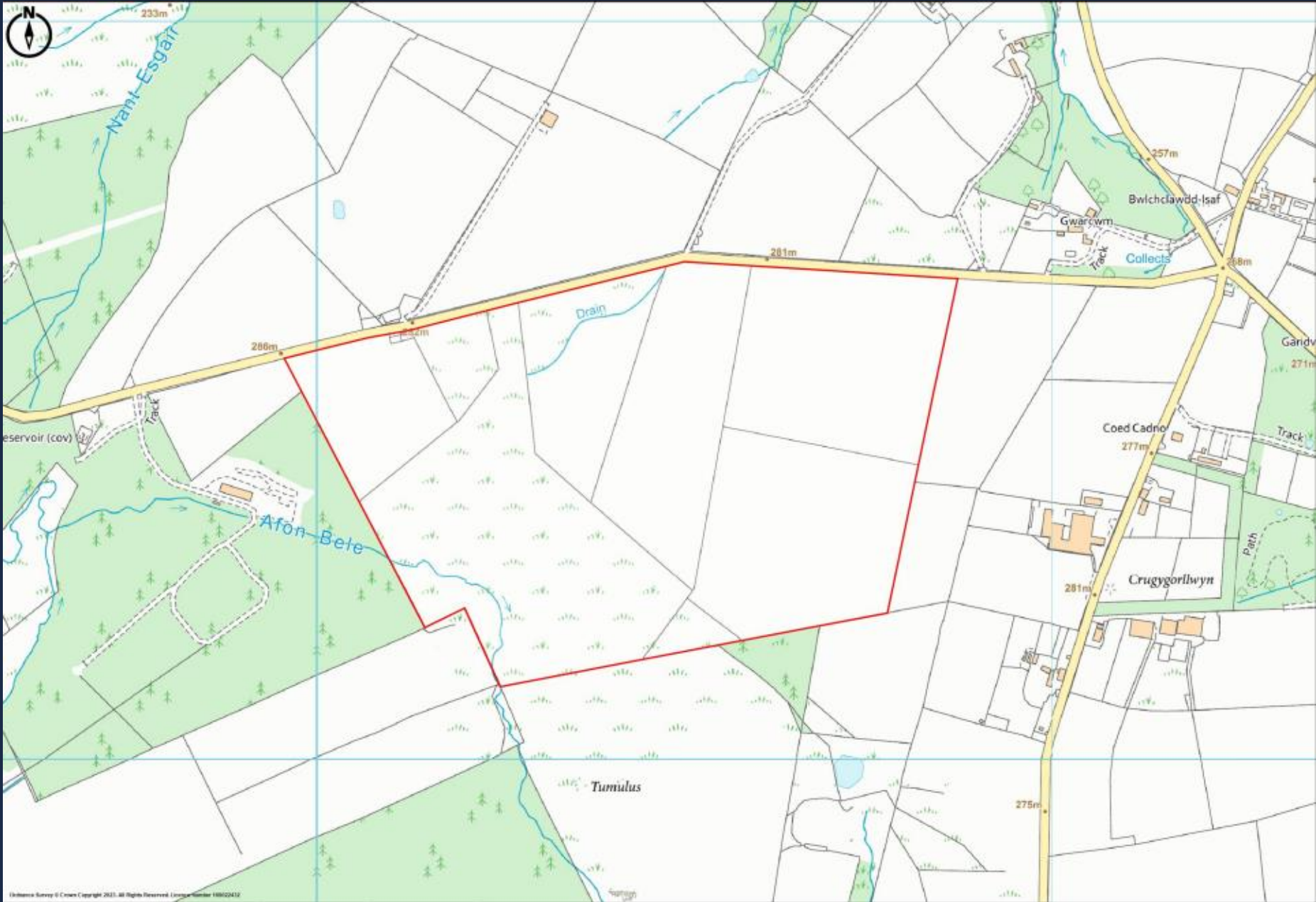
## VIEWING

Strictly by appointment with the selling agents.

Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR. Tel: 01746 762666

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

[www.nockdeightonagricultural.co.uk](http://www.nockdeightonagricultural.co.uk)



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