

hrt
herbert r thomas

Approximately
45.85 acres of Land

Carway, Kidwelly

SA17 4LB

hrt.uk.com



Approximately 45.85 Acres
of Pasture Land

By Private Treaty

Guide Price:
£225,000



- Approximately 45.85 Acres of Pasture Land
- Unique opportunity
- Outskirts of Carway Village
- Rural Location



Situation

The land is situated off B4317. A short travelling distance from Llanelli, providing convenient amenities as well as good transport links to junction 48 of the M4 Motorway.

Please see the attached location plan.

Description

The property extends to approximately 45.85 acres of plato/undulating pasture land, as edged red on the plan. The majority of the land comprises pastureland suitable for mowing and grazing purposes. The property includes areas of woodland comprising of approximately 11.77 acres.

The property is situated on the edge of Carway, within close proximity of a number of residential dwellings.

Access

Access to the land is taken off B4317, marked "A" on the plan. Access is via a right of way through Glyn Abbey Golf Club. The right of way is coloured brown on the attached plan.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The Land does not benefit from any services. However, there are currently concrete water troughs on the land which appear to have previously been connected to a water supply. For further information, prospective purchasers are to make their own enquiries direct with Dwr Cymru Welsh Water.

Development Clawback

The land will be sold with a Development Clawback of 30% for a 40 year period in favour of the Vendor.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

Freehold with Vacant Possession upon completion. There is a Grazing Licence that ends in August 2022.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are two public footpaths crossing the land

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Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Please be aware that there is an open drain approximately 5 meters from the gateway which is not marked.

Method of Sale

The property is offered for Sale by Private Treaty.

Please contact Emily Flint or Philip Thomas for more information

01446 776393 / emilyflint@hrt.uk.com

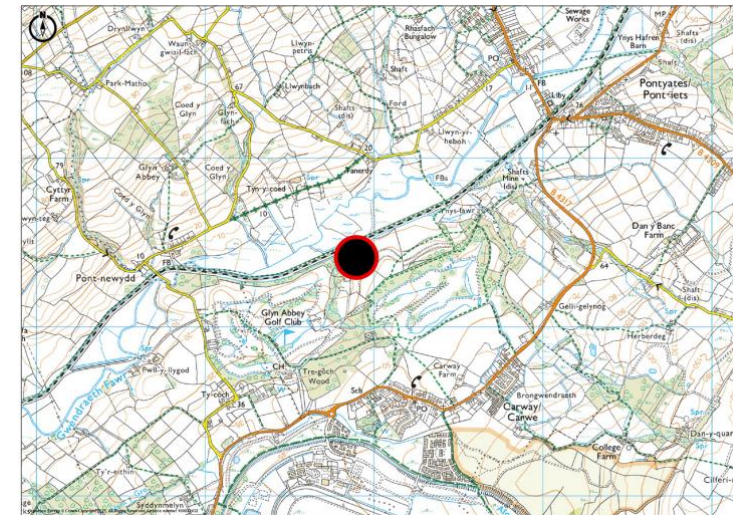
01446 776370 / philipthomas@hrt.uk.com

Please note the vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: SA17 4LB

From M4 Junction 48. Head for Llanelli town centre, then follow signs for Carmarthen. Immediately leaving the centre of Llanelli, turn right by the pub called the Kilkenny Cat onto the B4308 to Trimsaran. After half a mile turn left at a mini roundabout by the Stradey Arms pub, still the B4308 to Trimsaran (approx. 4 miles) turn right at the mini roundabout with the Bird in the Hand pub on the left hand side, towards Carway. In 1.5 miles turn left into Glyn Abbey Golf Club. Follow the road through the golf club, through an agricultural gate, and the land is located on your left hand side via an unmade track. Look out for the Herbert R Thomas sale board.





Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Philip Thomas

Tel: 01446 776370

E-mail: philipthomas@hrt.uk.com

hrt.uk.com

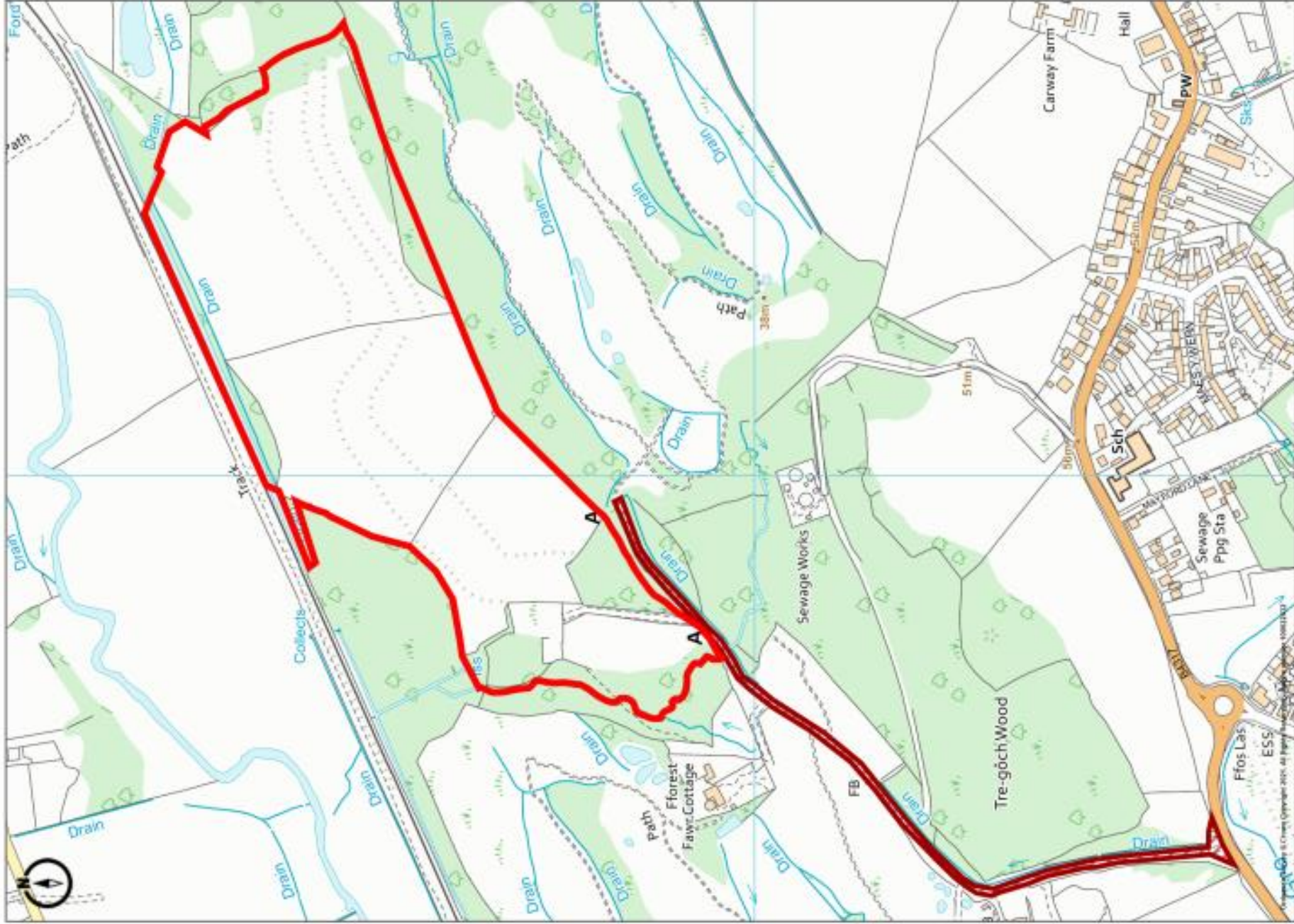
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



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LANDMARK INFORMATION

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