

**Penygaer
Llandovery
Carmarthenshire.**

Price **£160,000**



- For Sale By Private Treaty
- 39 Acres Or Thereabouts of Healthy Accommodation Land
- Easy Access Off Minor County Road
- 3 Miles From Llandovery
- Income Producing Hardwood Forest In Glasdir Scheme
- Potential For Further Silviculture Uses



General Description

The placing of this block of land on the open market represents a fine opportunity to acquire a very useful mixed block of pasture land together with a planted hard wood small forest which was commenced under a Glastir Woodland Creation Scheme in 2018.

Penygaer, Llandovery, Carmarthenshire.

Property Description

The placing of this block of land on the open market represents a fine opportunity to acquire a very useful mixed block of pasture land together with a planted hardwood small forest which was commenced under a Glastir Woodland Creation Scheme in 2018. This is a 12 year scheme with the total income received in 2023 being £1,512. There is also a further area of alder trees and the remainder is mostly sloping productive pasture land having a natural water supply.

The land enjoys easy access off a minor county road and lies within 3 miles of the market town of Llandovery.

Health & Safety

Given the potential hazards of rural property, we ask you to be as vigilant as possible for your own safety when making your inspection.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & 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 details or not.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.