



**Maengwyn Land Sylen Road, Llanelli, SA15 5NW**

**Offers In The Region Of £695,000**

Large parcel extending to 108 acres or thereabouts.  
Currently used for grazing and cropping purposes in parts.

Accessible location.

Superb environmental appeal

Situation

Conveniently located being within a mile or so of the villages of Pontyberem and Tumble which both offer a good range of services and amenities which cater for all day to day needs. The larger town of Crosshands lies some 5 miles or so distant and offers a wider array of services and amenities. The M4 connection at Pont Abraham is an 8 mile journey from the farm providing excellent accessibility.

The larger towns of the area such as Carmarthen and Llanelli are also within easy car driving distance (10 miles and 8 miles respectively from the property) and offer a comprehensive array of commercial, educational and recreational facilities.

Directions

The postcode for the farm is SA15 5NW and the land is situated opposite the farm entrance. From the direction of Crosshands proceed along the 'A476' roadway signposted Llanelli, passing through the village of Upper Tumble (before reaching the village of Llannon) take a right hand turn at the next crossroads, continue along this road for a short journey, taking the next right hand turn onto the 'B4306' roadway and continue along this road for a mile or so until you take a left hand turn into Heol Bethel. Continue along this road taking a right hand turn which is signposted 'Low Bridge 1 mile ahead' and the property will be located on the left hand side, the farm name is displayed at the entrance to the property and the land is situated opposite the farm entrance.

what3words [///tinsel.unafraid.infringe](https://www.what3words.com/#!/tinsel.unafraid.infringe) - provides the location of field SN5009 6885

Description

Extending in total to 108.08 acres or thereabouts which is naturally divided by a single track lane which provides good accessibility to the land. Of the total area we would consider some 90 acres or thereabouts to be suitable for agricultural production. Currently used for both grazing and cropping purposes, the land does vary in topography from level to gently sloping and includes areas of mature woodland and a ruin is also situated within the land's boundary. Historically the land has been farmed organically and does include an area of heavier peat land. An excellent opportunity to acquire a large block of land which offers both agricultural and environmental appeal.

Schedule of Acreage

| SN Number | Field Number | Area (Ha)                           | Comments |
|-----------|--------------|-------------------------------------|----------|
| SN5009    | 6346         | 0.34                                | Woodland |
| SN5009    | 4873         | 0.44                                | Woodland |
| SN5009    | 5578         | 1.62                                |          |
| SN5009    | 5890         | 1.89                                |          |
| SN5009    | 7493         | 2.16                                |          |
| SN5009    | 6885         | 1.02                                |          |
| SN5009    | 8477         | 2.74                                |          |
| SN5009    | 9282         | 0.64                                |          |
| SN5009    | 6679         | 0.01                                | Ruin     |
| SN5009    | 6168         | 1.29                                |          |
| SN5009    | 6546         | 0.03                                | Stream   |
| SN5009    | 7247         | 0.9                                 |          |
| SN5009    | 9258         | 0.31                                | Woodland |
| SN5009    | 8453         | 0.21                                | Woodland |
| SN5009    | 7950         | 0.08                                |          |
| SN5009    | 7028         | 0.29                                | Woodland |
| SN5009    | 7171         | 1.87                                |          |
| SN5009    | 7454         | 3.97                                | Woodland |
| SN5009    | 6939         | 0.11                                | Track    |
| SN5009    | 9446         | 3.74                                | Woodland |
| SN5109    | 261          | 0.22                                | Woodland |
| SN5109    | 1163         | 1.97                                |          |
| SN5109    | 646          | 1.13                                |          |
| SN5109    | 1743         | 2.17                                |          |
| SN5109    | 2135         | 1.37                                |          |
| SN5109    | 617          | 6.51                                |          |
| SN5109    | 2012         | 0.76                                |          |
| SN5009    | 101          | 1.79                                |          |
| SN5109    | 8513         | 1.26                                |          |
| SN5109    | 9829         | 3.17                                |          |
| SN5009    | 7519         | 0.07                                |          |
|           |              | <b>43.74 Ha or<br/>108.08 acres</b> |          |

Areas taken from the Single Application Form.

Services

Natural spring water supply but a mains water pipe does run through the land, but is not currently connected.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council.

Entitlements: To be included within the sale of the land.

Pictures: Drone photography was taken in the summer of 2024.

Pylons: Please note that two towers are located on the land.

Plans

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Wayleaves, Easements and Rights of Access: The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

### General Remarks

An excellent opportunity to acquire a large parcel of agricultural land mainly in a ring fence which offers cropping and grazing land together with areas of amenity land which offer significant environmental appeal and would be ideally suited to those looking to embark on a carbon capture project.

### Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability.

According to the Ofcom website, this property has standard broadband available with speeds up to Standard 1 Mbps upload and 8 Mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

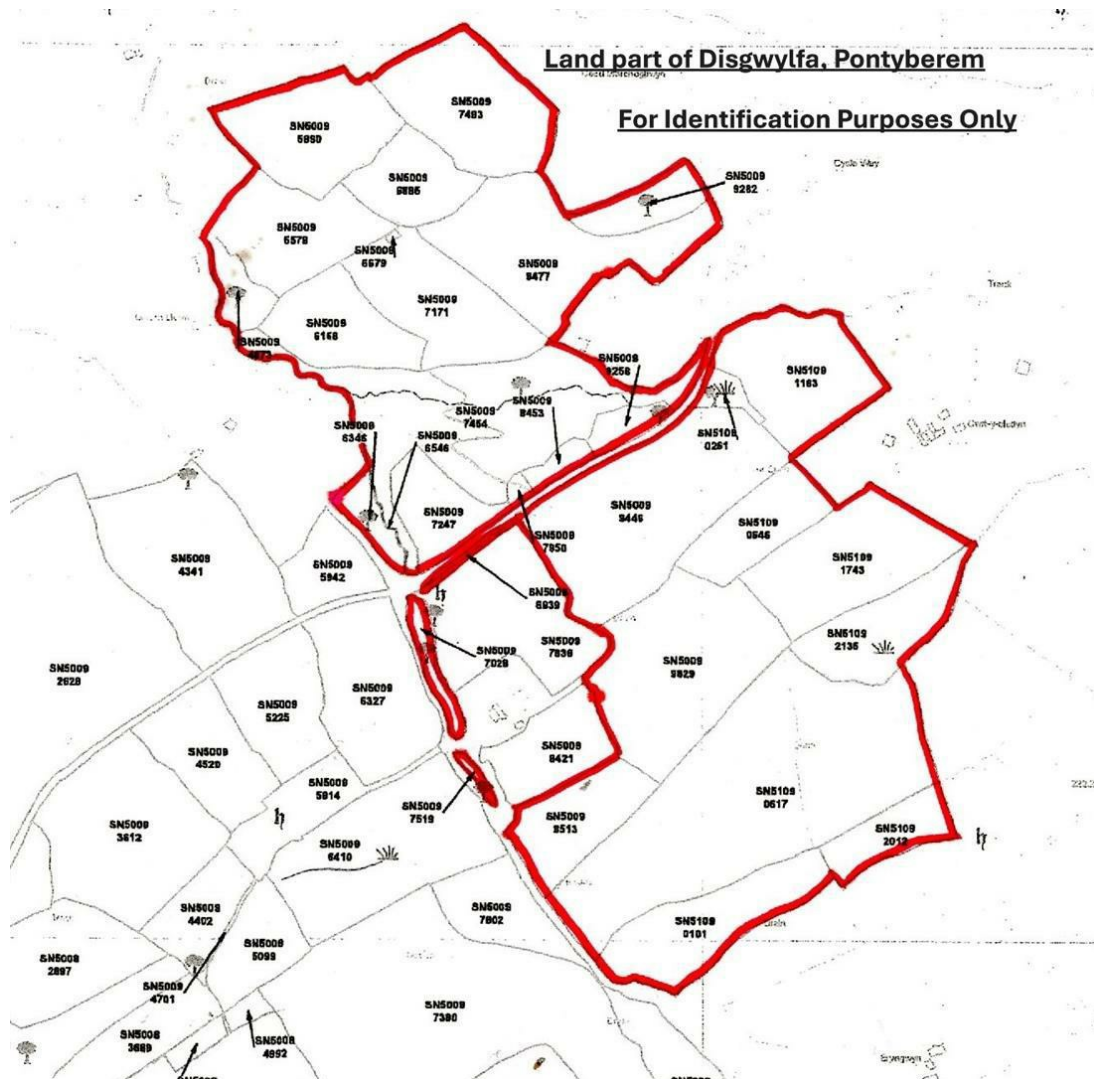
### Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

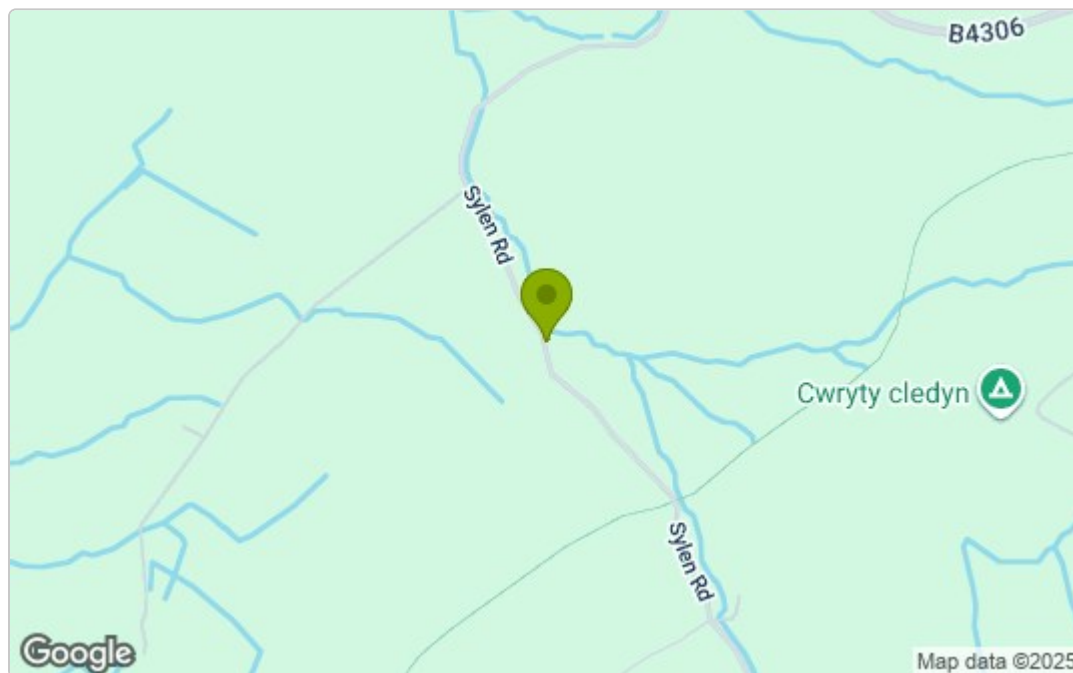
EE Voice - Limited & Data - Limited  
Three Voice - Limited & Data - Limited  
O2 Voice - Likely & Data - Limited  
Vodafone Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Land Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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