



**4.03 acre agricultural field FOR SALE at
Cilsane Isaf Farm, Gelli Aur, Llandeilo, SA19 6SL**



4.03 acre grassland field

At Cilsane Isaf Farm, Gelli Aur, Llandeilo, SA19 9SL

Guide Price: offers in the region of £40,000



- Agricultural Grassland in an attractive sheltered position (edged blue on plan)
 - Set within the accessible and sought after region of Gelli Aur between Llandeilo and Carmarthen
 - Direct highway access
 - Historically used for sheep grazing
 - Natural water courses
 - Offered for sale by private treaty
 - Additional land available by separate negotiation (edged red on plan)
- Purchaser may be granted access to grass prior to exchange by separate agreement

Edged blue Field	Ha	Ac
	1.63	4.03

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 purchaser 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 between the towns of Llandeilo (5 miles) and Carmarthen (12 miles) with convenient connections to the A40 and A483, for M4 connection at Pontarddulais. The A40 and A483 merge at Llandeilo. South of Llandeilo and its famous 19th Century bridge, at the Ffairfach crossroads take the road West signposted Llaneilli and Cross Hands. After half a mile, as the road bends to the left, take the road on the right signposted Llanarthne and Caerfyrddin. Continue along this road for 2 miles and take a right turn signposted Derwen Fawr and Coleg Sir Gar (with a lodge on your left). Continue north for a mile, crossing over the River Tawe and you will see the field gate on the left (see first For Sale Board) before the road climbs through a block of woodland.

What3words: ///speeches.relieves.clip

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. Sporting rights excluded, ask agent for further details.

Local Authority

Carmarthenshire County Council

Rural Payments Wales

The land has been registered on the Rural Land Register. 2025 Basic Payment Scheme payment reserved to vendor.

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. Ask agent for further details.

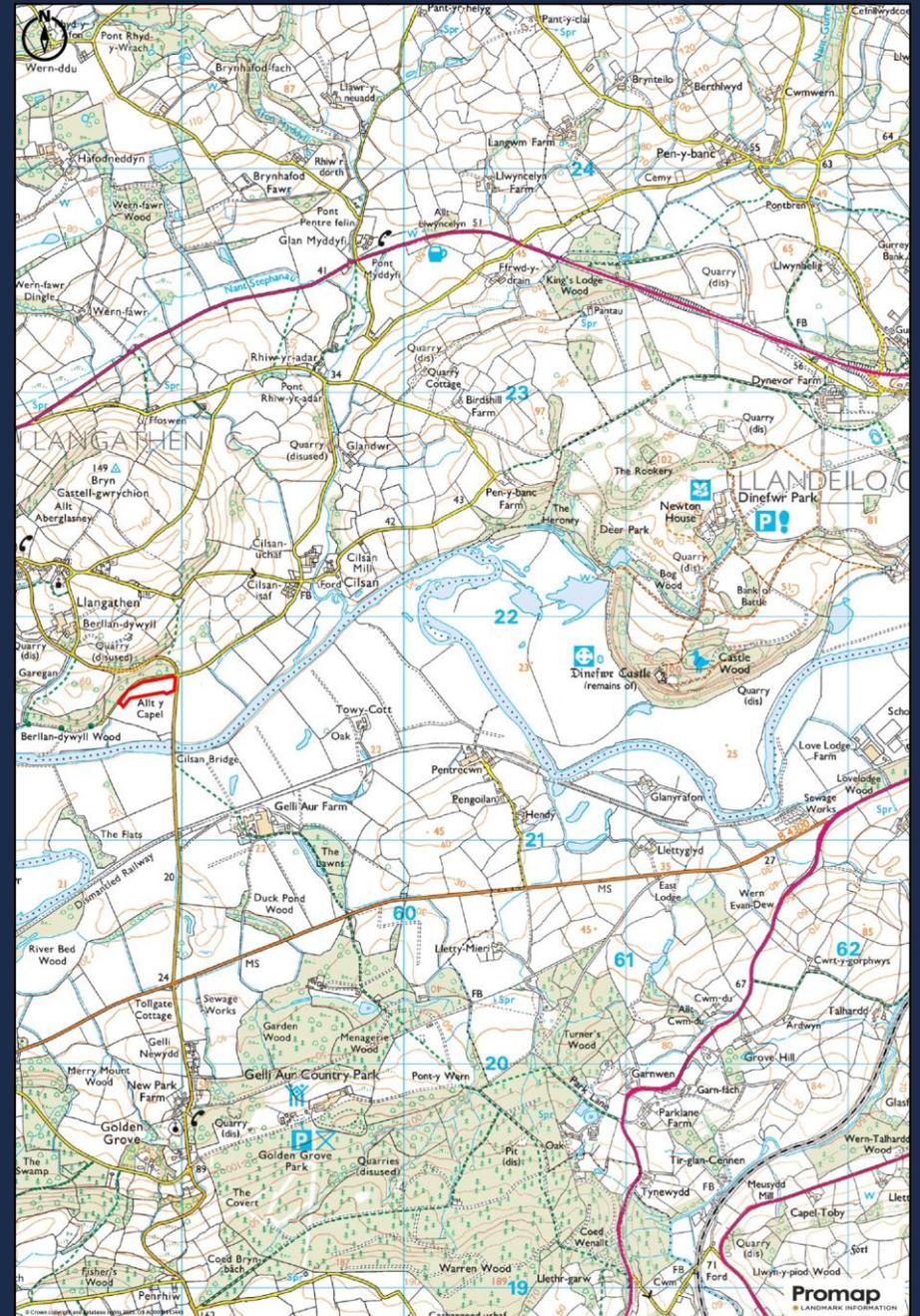
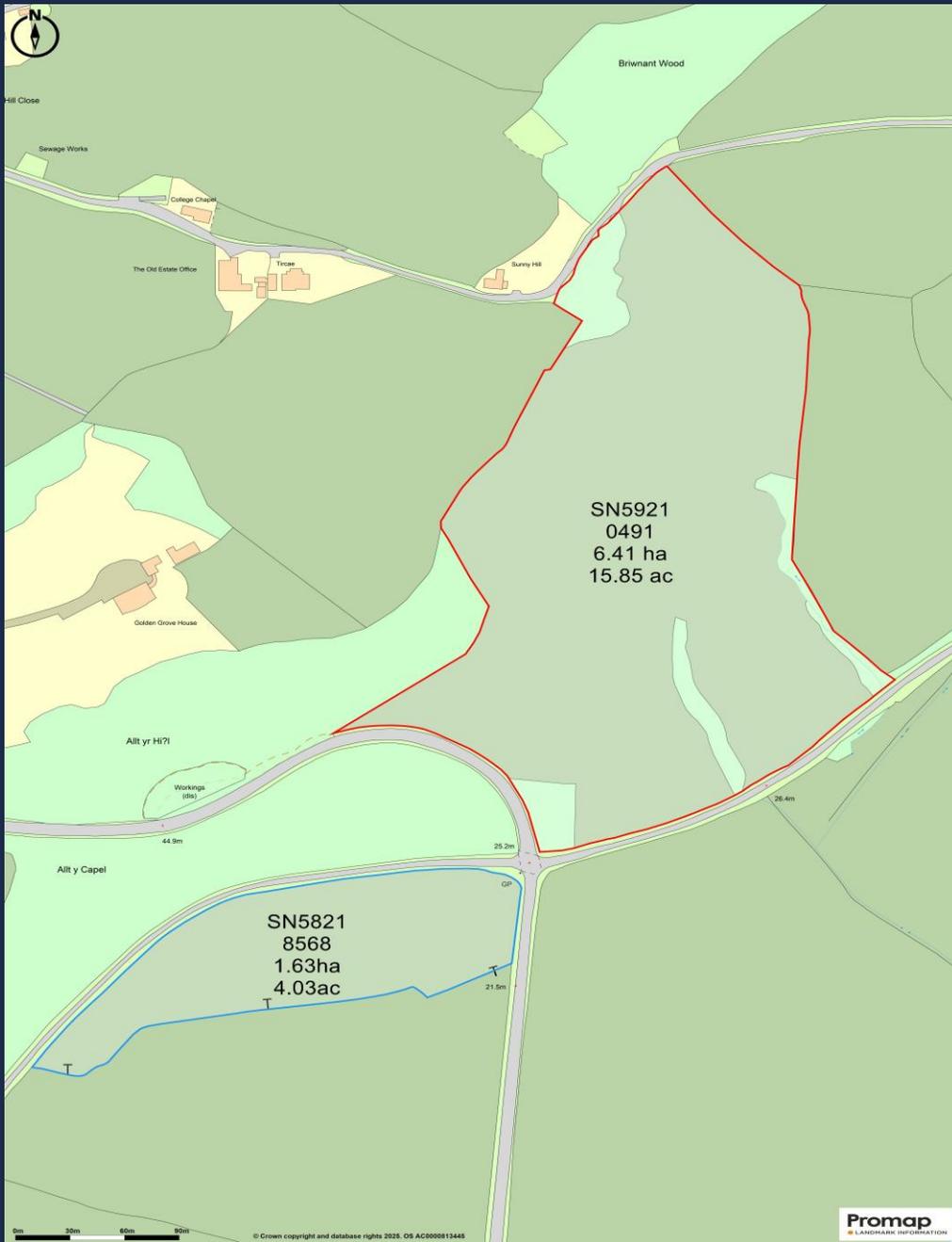
Viewings

Viewing is strictly by prior appointment with the sole selling agent.



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