



14.50 acre field FOR SALE at Porthyrhyd , SA32 8PL



**14.50 acre grassland field
At Porthyrhyd, SA32 8PL**

Guide Price: offers in excess of £150,000



- Agricultural field used for mowing grass
 - Set within the accessible and sought after region just off the A48 between Carmarthen and Ammanford
 - Direct highway access
 - Productive Mowing Grass
 - Natural water courses
 - Offered for sale by private treaty
- Purchaser may be granted access to grass prior to exchange by separate agreement

Field	Ha	Ac
Edged Red		
9026	5.87	14.50

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 between the towns of Carmarthen (7 miles) and Ammanford (7 miles) with convenient access off the A48. The M4 motorway terminates in West Wales at Junction 49 (Pont Abraham), 6 miles from the land.

From Carmarthen, head east on the A48, for several miles toward Porthyrhyd. Take the exit signposted Porthyrhyd and the National Botanical Garden and follow the B4310 south towards the centre of the village. Before reaching the village, the land can be found on the right, identified by a "For Sale" board at the field gate. The land is located three fields north of the Prince of Wales public house.

What3words: //breaches.fame.chum

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.

Local Authority

Carmarthenshire County Council

Rural Payments Wales

The land has been registered on the Rural Land Register and a successful 2025 claim was made.

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. The land is subject to an existing easement in favour of Dŵr Cymru, relating to a below-ground sewage pipeline that runs along the southern boundary. Manhole covers associated with this infrastructure are present on the land, and the pipeline continues toward a pumping station located just beyond the western boundary

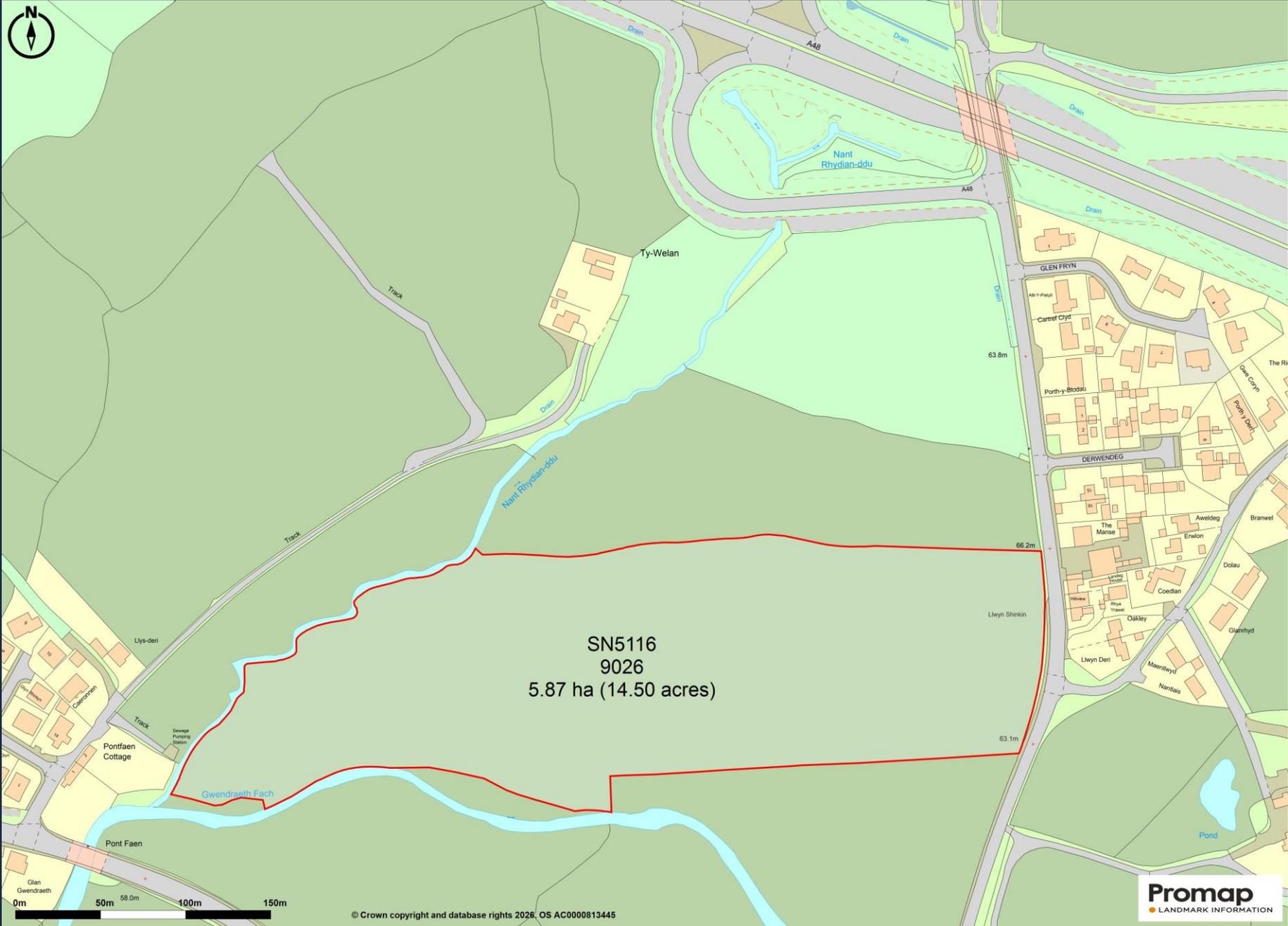
Viewings

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



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