



Approximately
36.69 acres

Land at Wern Bwl
Gwaun Cae Gurwen,
Ammanford,
SA18 1PP
hrt.uk.com

Approximately 36.69 acres
of Agricultural Land

By Private Treaty

Guide Price:
£100,000

*Note: Agricultural Land only, no
residential dwelling



Approximately 36.69
acres of Land

Rural Location

Unique opportunity



Situation

The land is situated directly to the southeast of Gwaun Cae Gurwen, south of Brynamman. The land is a short travelling distance from convenient amenities.

Please see the attached location plan.

Description

The property extends to approximately 36.69 acres of level or gently sloping pastureland and woodland, as edged red on the attached site plan. The land has historically been used for grazing sheep and cattle.

The land is suitable for grazing purposes with potential considered for agricultural, equestrian and amenity use.

Access

Access to the land is from a track to the north off Llwyncelyn Road via third party land. Please reference contract pack for details.

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 presently benefits from natural water supply. Any purchaser should make their own enquiries with Dwr Cymru Welsh Water and Western Power Distribution as to establishing mains services connections.

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 is one footpath crossing the land, please reference the local authority for further information.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

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.

Guide Price

Guide Price – £130,000

Development Overage

The land is sold with the benefit of a 25% development overage for a period of 25 years for any development other than agriculture or equine.

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. Nb: There are currently mares with foals at foot on the land.

Method of Sale

The property is offered for sale by Private Treaty.

Please contact Robert David

01446 776397 / robertdavid@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:

From Junction 45 M4, head north on A4067. Follow A474 to New Road then Llwyncelyn Road in Gwaun Cae Gurwen. Turn right onto track towards the land.

What3Words: [///simmercommenteddecay](https://www.what3words.com/#!/simmercommenteddecay)

Viewing Arrangements

Viewing strictly by appointment only.

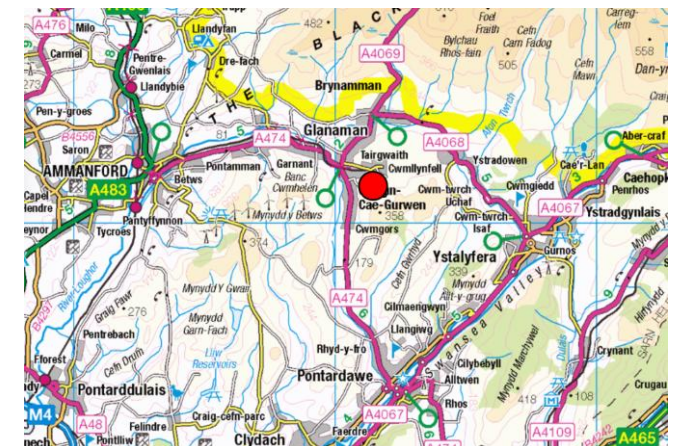
Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Robert David

Tel: 01446 776397

E-mail: robertdavid@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.

hrt
herbert r thomas

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