

Ref:0ban147

Banc Y Berllan, Rhosmaen, Llandeilo, Carmarthenshire, SA19 6NP.

A superb range of commodious General Purpose buildings and land extending to some 147 acres or thereabouts.

Llandeilo Town Centre $\frac{3}{4}$ of a mile, Llandovery 11 miles, Carmarthen 16 miles, M4 Junction 49 only 12 miles.



Superb range of modern agricultural buildings and approximately 145 acres of land.

Externally – Range of General Purpose Agricultural Buildings in a very extensive yard.

Land /Yard Area – In total approximately 147 acres.

Location – Set in a very convenient and accessible location off the A40, only $\frac{3}{4}$ of a mile from Llandeilo town centre. Llandeilo is a pretty ancient market town at the fringe of the Brecon Beacons National Park, with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, dentists, schools, churches, and Heart of Wales railway station. The A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13th Century and stands in an elevated position on the banks of the Towy, having an old world charm with narrow streets and historic buildings. The area is rich in history and has many visitor attractions, Dinefwr Estate with National Nature Reserve, historic house, 18th-century landscape park, medieval deer park and Castle, is a short drive away. Aberglasney Gardens are only 4 miles away, and The National Botanic Garden of Wales, 11 miles. Access to the M4 is 12 miles and Carmarthen is 16 miles distant with excellent shopping, multi-screen cinema, general hospital and main line railway station.

Price: £ 1,450,000

EXTERNALLY:

Superb range of modern barns and sheds which would suit a variety of equestrian, agricultural and/or general commercial use, (S.T.P.P.). Sited in extensive concrete yards with a splayed vehicular access from the A40.

FORMER MILKING PARLOUR: 15' x 12'. With gated enclosure.

GENERAL PURPOSE BUILDING: 75' x 65'. Overall. In three sections. Steel frame with corrugated cladding.

CATTLE SHED: 90' x 60' Steel Frame construction with corrugated and profile cladding.

FORMER SILAGE CLAMP AND FEED STORE: 105' x 60'. Opened ended, steel frame, block and timber construction.

CATTLE/SHEEP SHED: 120' x 75'. Steel frame, profile clad with end to end roof lights.

LAND & YARD AREA: The property overall extends to 147 acres or thereabouts, (there are no associated agricultural entitlements), as follows:-

Adjoining the farmstead approximately 85.25 acres of generally level land, predominantly pastureland/river meadows, some rough grazing. It should be noted that there is limited grazing during some winter months as a result of water ingress from the river Towy.

Yard Area and Field numbers:-

Yard 1.95 acres approx.

8862*	11.44 acres	*13.74 less 2.30 acres to remain with farmhouse and cottage
7244	7.71 acres	
332	52.64 acres	
1206	4.99 acres	
3431	8.47 acres	

North of the A40, approximately 60 acres, gently sloping prolific pastureland in 5 enclosures:-

4072	14.05 acres
5697	12.13 acres
5871	19.67 acres
7893	7.07 acres
9003	7.24 acres

IMPORTANT NOTES: We cannot guarantee the accuracy of the acreage. The owner and/or their selling agent, are not responsible for defining the exact boundaries. The purchaser/s, having inspected the property and land will need to rely upon their own, surveyors and their solicitor's confirmation from their enquiries of the selling solicitor and Land Registry of the titles and boundaries.

There will be a 30% claw back applicable to all the land north of the A40. Details with the vendors solicitors.

APPROACH: Accessed off the A40 into an extensive yard.

SERVICES: Water and electricity supply to be discussed.

COUNCIL TAX: We are informed that the property is within Council Tax Band - "to be advised" (Carmarthenshire County Council).

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: **By prior appointment only with the Sole Agents PROFILE HOMES**



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NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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