

# GLANTOWYLAN, CAPEL DEWI, SA32 8AD



GUIDE PRICE £630,000

EDWARD H PERKINS  
RURAL CHARTERED SURVEYORS



# GLANTOWYLAN

A UNIQUE OPPORTUNITY TO ACQUIRE A MOST CONVENIENTLY SITUATED 61.65 ACRES OF AGRICULTURAL LAND IN THE RURAL LOCATION OF CAPEL DEWI CARMARTHENSHIRE, COMPRISING A DERELICT FARMHOUSE, OUTBUILDINGS AND 58.21 ACRES OF PRIME PRODUCTIVE TOWEY VALLEY LAND.

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\*Approximately 58.21 acres of usable prime Towy Valley land\*

\*Derelict farmhouse and Agricultural building to include Dutch Barn\*

\*In close proximity to both M4 and A40 roads\*

\*Panoramic views along the Towy Valley\*



## SITUATION

Glantowylan is situated in the small village of Capel Dewi approximately 5 miles east Carmarthen town. The property can be accessed off the B4300 via a private right of way. Please see attached location plan.

## PROPERTY DESCRIPTION

Glantowylan is a superbly located property enjoying excellent views of the Valley and River Towy. The surrounding 58.21 acres provides privacy and seclusion. The land is productive pasture land with the river bordering the holding.

## DIRECTIONS

From Carmarthen, head east on the B4300 Capel Dewi Road towards Capel Dewi. Approximately 0.3 miles before the small village of Capel Dewi turn left immediately after the 30mph signs and before approaching the Gerynant Garage. Proceed down the track around the holding known as Ffermdy Capel Dewi until you reach the entrance gates for Glantowylan.

## OS GRID REFERENCE

SN47172093

The property is edged red for identification purposes on the enclosed plan.

## THE LAND

The property extends to approximately 61.65 acres with 58.21 acres of usable pasture divided into conveniently sized enclosures. The land is considered to be Grade 3a agricultural land in accordance with the Agricultural Land Classification map (Wales). The parcels are suitable for livestock but most suitable for mowing purposes. The property is well fenced, has good access tracks and gates.

The metal footbridge located at the northern boundary forms part of the property and is included in the Sale. This footbridge provides access directly off the A40 onto the land. Historically those exercising the fishing rights can obtain, for a fee, benefit of the footbridge.

## DESIGNATIONS

We understand that the areas close to the river is a designated Site of Special Scientific Interest (SSSI) and a Special Area of Conservation.

## TENURE AND POSSESSION

The property is offered freehold with vacant possession. The land is currently let with an agreement terminating on 30th April 2022.

## EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.

## BASIC PAYMENT ENTITLEMENTS

The Basic Payment Entitlements are not included within the sale.

## SPORTING, MINERAL & TIMBER RIGHTS

All sporting, mineral and timber rights will be included within the freehold as far as they are owned. The fishing rights applicable do not form part of the sale. These are owned by a third party, who have a right of access over the property to the river bank.

## NATIONAL RESOURCES WALES

From the National Resources Wales Flood maps we understand that the majority of the land is susceptible to flooding.

## STATUTORY AUTHORITIES

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP.  
Telephone: 01267 234567.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.  
Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP  
Telephone: 0300 065 3000

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

## VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

## VENDOR'S SELLING AGENT:

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.  
Telephone: 01437 760730  
Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Kathryn Perkins or Isabelle Davies.

## PLANS AND PARTICULARS:

The information and plans provided within these sale particulars have been prepared for the convenience of prospective purchasers. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these sale particulars are made without any responsibility on the part of the vendor or their appointed Selling Agent, and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these statements made and contained in these particulars.

Plans are provided for identification purposes only.

## SCHEDULE OF AREAS

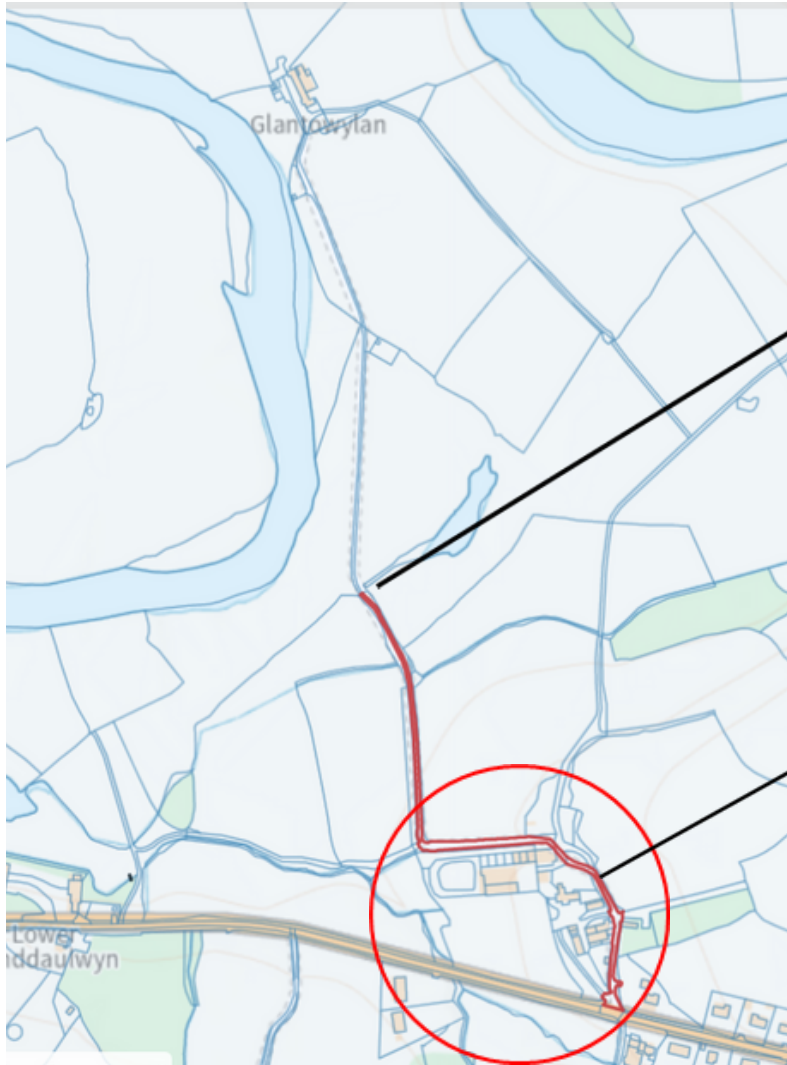
Field	Hectares	Acres
SN4621 5726	0.58	1.44
SN4621 7030	5.50	13.54
SN4621 9333	5.85	14.46
SN4621 0244	0.42	1.04
SN4721 0124	1.85	4.57
SN4721 1704	2.82	6.97
SN4721 0100	2.79	6.89
SN4720 0181	1.69	4.18
SN4620 9271	2.25	5.55
SN4620 9493	0.57	1.42
SN4720 1793	0.39	0.96
SN4621 8811	0.25	0.63
<b>Total</b>	<b>24.96</b>	<b>61.65</b>

## PLAN OF LAND





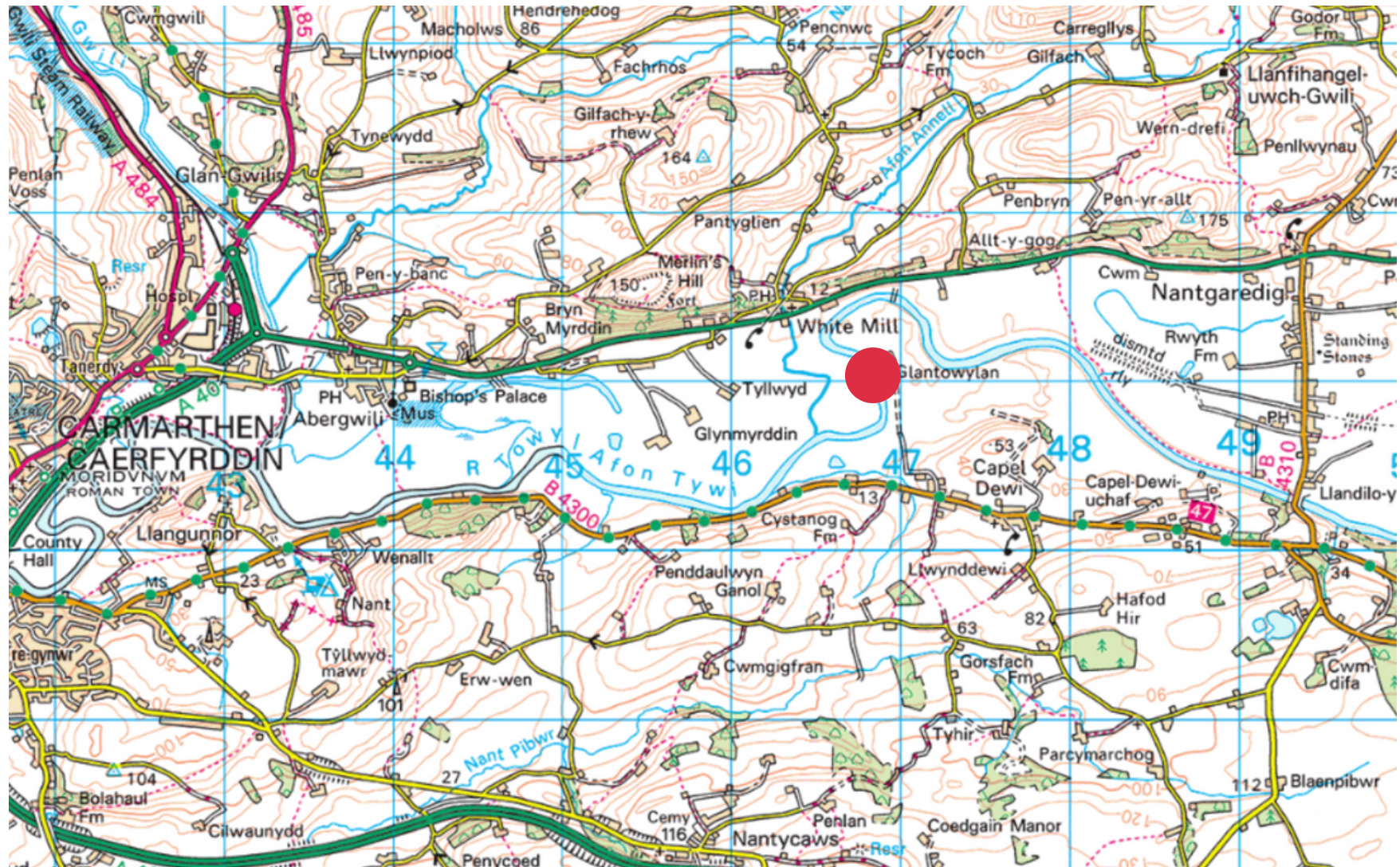
## ACCESS ROUTE PLAN



Extent of access around Ffermdy Capel Dewi



## LOCATION PLAN



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG  
Tel: 01437 760 730  
Email: [mail@edwardperkins.co.uk](mailto:mail@edwardperkins.co.uk)

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