

For Sale by Private Treaty - Freehold with Vacant Possession
GLASCOED FAWR FARM, LLANARTHNE, SA32 8HJ.
Available as a whole or in 3 individual lots (as per attached plan)



Guide Prices:

Lot 1 (farmhouse, farm buildings and 23.44 acres of land) £420,000

Lot 2 (42.47 acres of land) £280,000

Lot 3 (43.17 acres of land) £350,000

Glascoed Fawr Farm, Llanarthne, Carmarthenshire, SA32 8HJ.

A small farm (former dairy enterprise) situated on the southern edge of the Tywi Valley.

Comprising a traditional farmhouse (requiring complete refurbishment), a range of traditional stone outbuildings with potential for conversion (subject to planning permission) and approximately 109.08 acres of land offering a mixture of productive grassland, wetter pasture and deciduous woodland.

The holding is available as a whole or in 3 lots - please see breakdown below.

Desirable location, on the edge of the Tywi Valley

Land is divided into 3 blocks and served by three council maintained roads

Accessible from the B4300 Carmarthen/Llandeilo Road, or from the A48 National Botanic Garden of Wales junction at Porthyrhyd

Provides opportunities for agricultural, horticultural, equine and outdoor pursuit activities

* Detached 4 bedroom farmhouse in need of refurbishment*

The wetter pasture and woodland offers opportunities for those people with environmental and conservation interests

Range of traditional stone outbuildings with potential for conversion (subject to planning)

Fine views over the Tywi Valley from elevated farmland

Lot 1 - Farmhouse, farm buildings, and some 23.44 acres of wetter pasture and woodland.

Lot 2 - 42.47 acres of productive grassland, wetter pasture and woodland.

Lot 3 - 43.17 acres of productive grassland and wetter pasture.



SITUATION

The property is situated in open countryside, approximately 0.5 miles South West of the village of Llanarthne, and lies approximately 9 miles east of the town of Carmarthen. The National Botanic Garden of Wales A48 junction at Porthrhyd is located 2 miles away. Please see location plan attached.

DIRECTIONS

On entering Llanarthne (from Carmarthen), take a right hand turn immediately after Wright's Food Emporium and head south on the minor council road for some half a mile, whereby the property can be found on the left hand side, below the road.

PROPERTY DESCRIPTION - THE FARMHOUSE

A detached two storey 4 bedroom dwelling having stone elevations under a series of pitched slate clad roofs. The property offers the following accommodation:

Ground Floor:

Entrance Hall

Large Pantry - 4.38m x 3.73m

Sitting room - 4.39m x 4.06m, traditional fire range

Rear Passage - 4.73m x 2.02m

Small Pantry - 3.08m x 2.07m

Living room - 4.43m x 3.77m, open fireplace

Entrance Hall, staircase to first floor

Parlour - 4.46m x 3.08m



First Floor:

Bedroom 1 - 4.44m x 4.29m max

Bedroom 2 - 3.96m max x 2.99 m max

Bathroom - 2.81m x 1.70x, shower cubical, w.c and wash hand basin

Bedroom 3 - 4.41m max x 4.01m

Bedroom 4 - 4.45m x 3.59m (access gained from separate staircase).

The farmhouse interior is dated and requires complete refurbishment to provide modern living facilities. There is no central heating.

OS GRID REFERENCE

SN 5275 1930

THE OUTBUILDINGS/EXTERNALLY

An appealing feature of the property is the range of traditional outbuildings that would serve a variety of uses. The outbuildings have previously been utilised for agricultural purposes and have conversion potential (subject to planning). They include:

Former Cow Shed (to include former dairy) - 20.00m x 6.00m, solid stone walls and duo-pitch roof.

Barn - 16.00m x 6.00m, solid stone walls and duo-pitch roof. Incorporating an isolation pen together with a timber frame mono-pitch loose housing structure to the rear. At the lower end of the barn there is an adjoining pigsty having stone walls and duo-pitch roof.

Store 1 - 5.50m x 4.40m, brick and stone walls with mono-pitch roof.

Store 2 - 5.00m x 4.80m, solid stone walls and duo-pitch roof.

Cubicle Housing - 13.20m x 13.20m, timber frame structure with duo-pitch roof. The building contains 40 no. timber cubicle spaces but is dated.

Concrete Yard - Connecting the former cow shed and barn to the cubicle building below.

Hay Barn - 13.20m x 4.60m, steel frame structure with mono-pitch roof and open sides.

Machinery Shed - 10.00m x 4.60m, steel frame structure with mono-pitch roof .



SERVICES:

The property is connected to a mains electricity supply and a mains water supply - intended for the sole use of Lot 1. The farmhouse is connected to a private drainage system.

THE LAND

The holding extends to approximately 109.08 acres and is divided into three blocks. The majority of this area is laid to pasture although there are significant areas of wetter grassland and woodland, especially in the eastern section of the holding.

The land below the farm buildings is sloping in nature and has an easterly aspect. The land in the south western section of the holding is gently sloping in nature and faces south. Part of the third block of land forms an easterly facing bank directly behind the farmhouse.

The land can be accessed from the aforementioned unclassified minor council roads. There is also a separate minor council road which runs along the eastern boundary of the main block.



AGRI-ENVIRONMENT SCHEMES

The farm is not part of any such scheme.

TENURE AND POSSESSION

The tenure of the property is freehold, with vacant possession being available upon completion.

METHOD OF SALE

Offered for sale by private treaty as a whole or in lots.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

The property is 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 any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

BASIC PAYMENT ENTITLEMENTS

There are no Basic Payment Scheme entitlements included in the sale

FENCING OF BOUNDARY:

In the event the property is sold as individual lots, there will be an obligation on the purchaser of Lot 1 to erect, and thereafter maintain, a stock proof boundary fence between Lot 1 and Lot 2.

SPORTING, MINERAL & TIMBER RIGHTS

In so far as they are owned by the Vendors, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the Vendors.

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

VIEWING ARRANGEMENTS

Strictly by appointment with Edward H Perkins Rural Chartered Surveyors only.

VENDOR'S SELLING AGENTS

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: mail@edwardperkins.co.uk

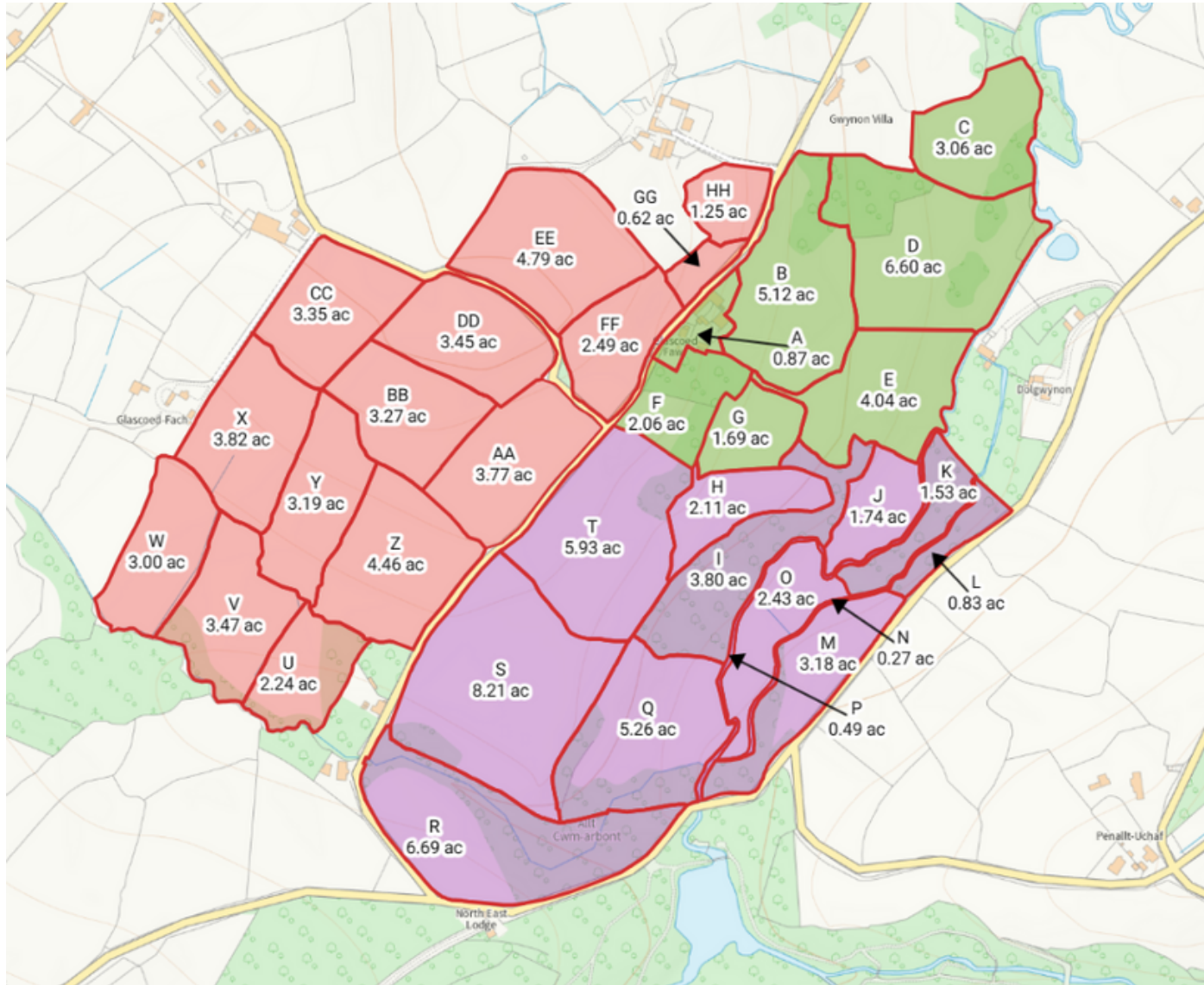
If you have any enquiries regarding the property, please ask to speak to Rodney Powell or Isabelle Davies.

PLANS AND PARTICULARS:

Plans are provided for identification purposes only.

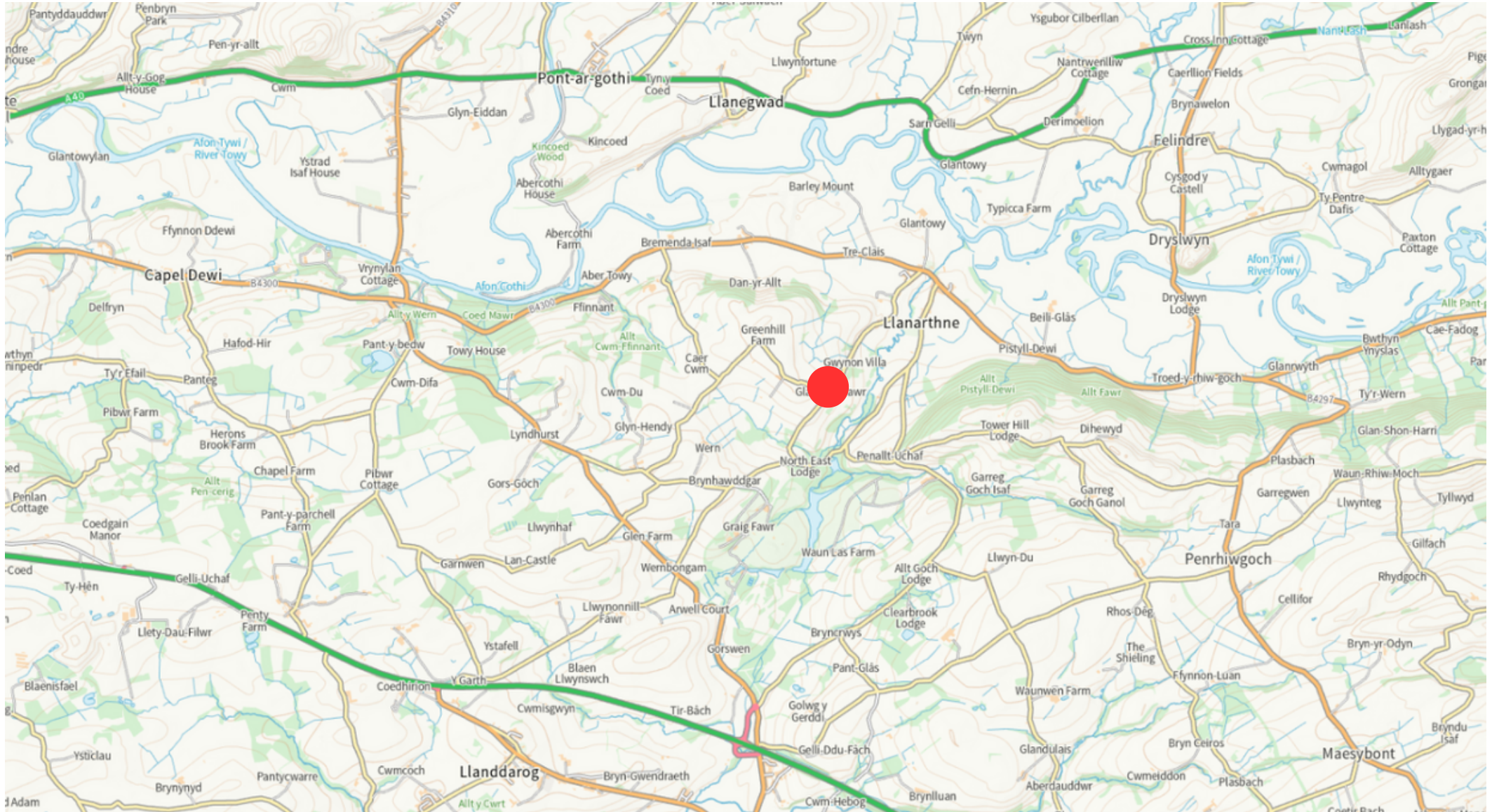
The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

PLAN OF LAND



- Lot 1 - Shaded Green
- Lot 2 - Shaded Purple
- Lot 3 - Shaded Red

LOCATION PLAN OF PROPERTY



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

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



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