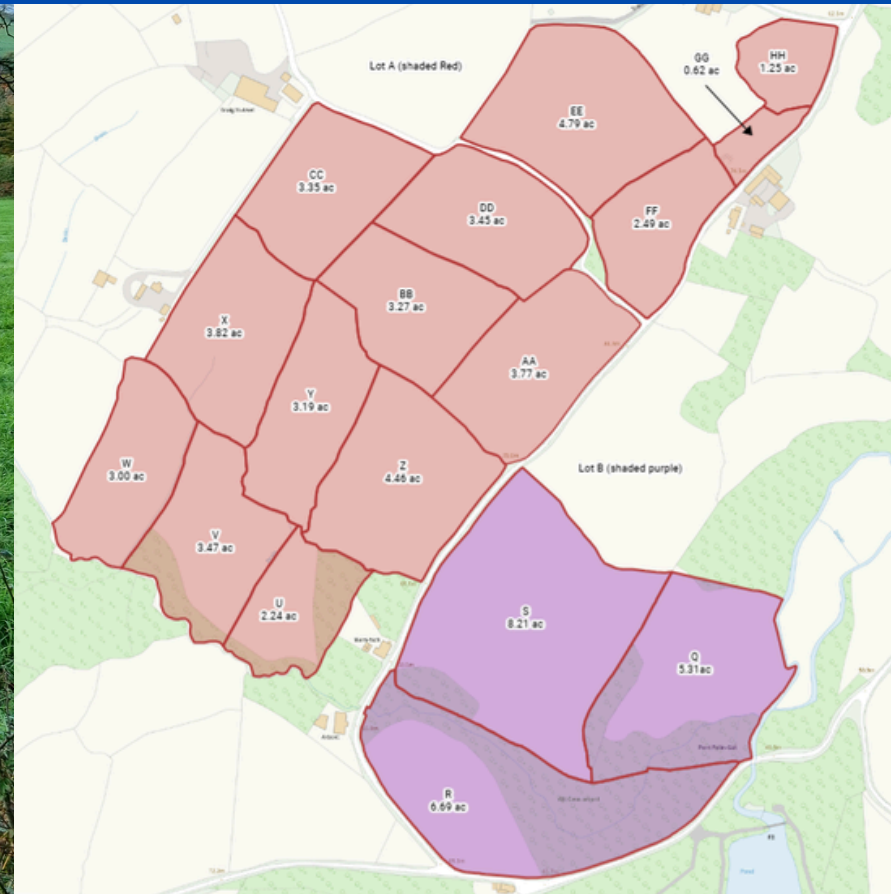


For Sale by Private Treaty - Freehold with Vacant Possession  
TWO LOTS OF FARMLAND FORMERLY PART OF  
GLASCOED FAWR FARM, LLANARTHNE, SA32 8HJ.



Guide Prices:

Lot A (43.22 Acres) £275,000 - Red

Lot B (20.21 Acres) £120,000 - Purple

EDWARD H PERKINS  
RURAL CHARTERED SURVEYORS

# Farmland Formerly part of Glascoed Fawr Farm, Llanarthne, Carmarthenshire, SA32 8HJ.

\*Each lot has roadside frontage\*

\*Accessible from B4300 Carmarthen/Llandeilo road at Llanarthne, or from A48 corridor at Porthyrhyd\*

\*Situated on edge of Tywi Valley\*



Lot A (shaded Red) - 43.22 acres

Guide Price = £275,000

Lot B (shaded Purple) - 20.21 acres

Guide Price = £120,000



## DESCRIPTION - LOT A

Lot A (shaded Red on plan) comprises eight enclosures of productive pasture which total some 30 acres, together with some 9 acres of wetter grassland on the South Western boundary and 4 acres of steeper grassland on the bank above the road.

The land is generally slightly sloping in nature and has roadside access at several points.

## DESCRIPTION - LOT B

Lot B (shaded Purple on plan) comprises three enclosures containing some 11 acres of productive pasture, some 4 acres of rougher grassland and 5 acres of woodland.

The land is generally slightly sloping in nature and has roadside access to each enclosure.

## OS GRID REFERENCE

SN 5241 1925

## **SITUATION**

The farmland is situated in open countryside, approximately half a mile 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 Lot A can be found on the right hand side, and Lot B below the road on the left.

## **SERVICES:**

There are no services connected to the land. There is a stream located on the South Western boundary of Lot A, which also runs through Lot B - A Natural source of drinking water for livestock.

## **AGRI-ENVIRONMENT SCHEMES**

The land 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.

## **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, 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

## **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.

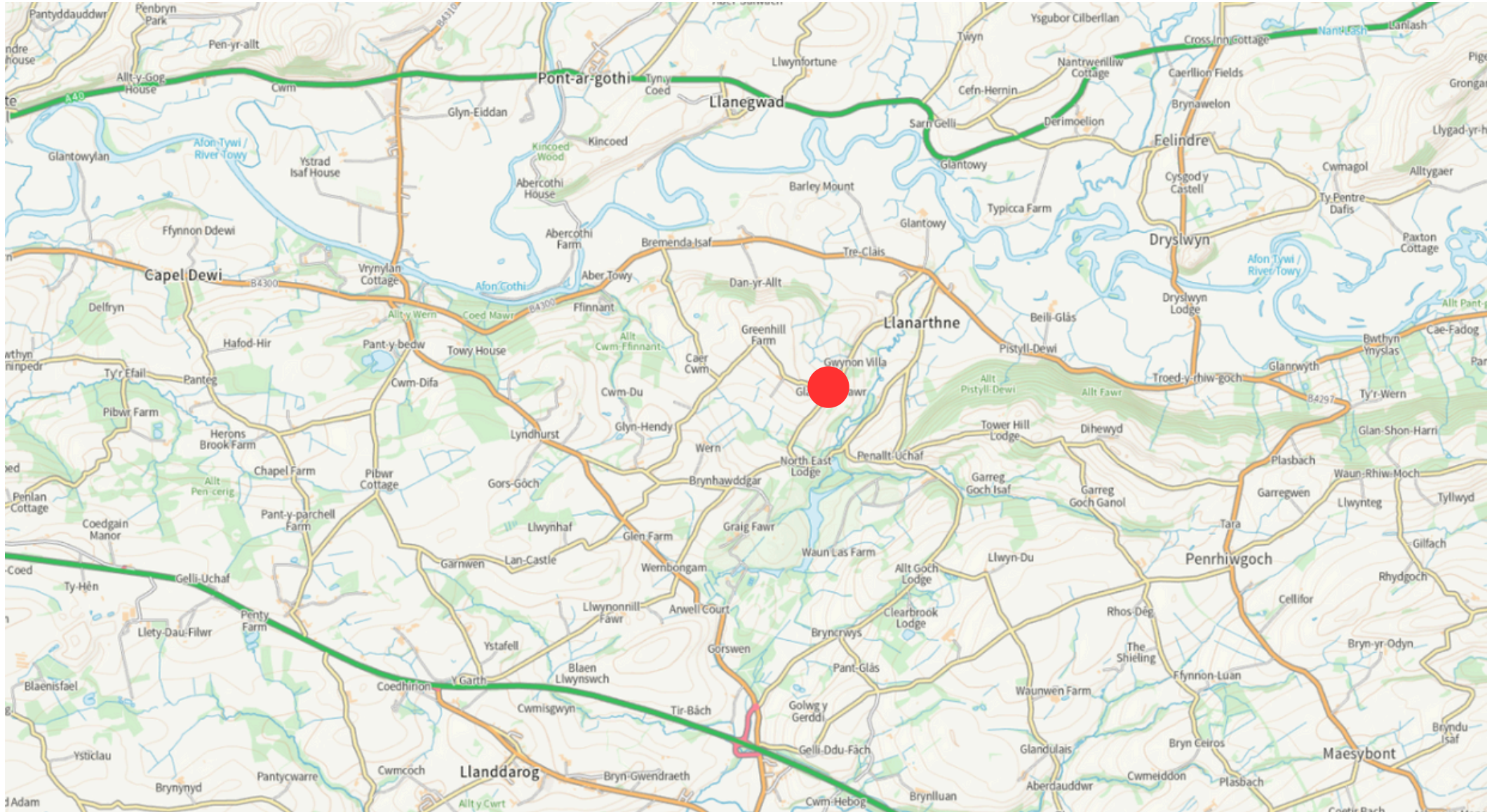
### **PLANS AND PARTICULARS:**

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.

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## LOCATION PLAN OF PROPERTY



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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