



**Maengwyn Farm Sylen Road, Pontyberem – SA15 5NW**

Offers in Region of £695,000

**jjmorris**.com



## Maengwyn Farm Sylen Road

Pontyberem, Llanelli

Extending in total to 108.08 acres or thereabouts which is naturally divided by a single track lane which provides good accessibility to the land. Of the total area we would consider some 90 acres or thereabouts to be suitable for agricultural production. Currently used for both grazing and cropping purposes, the land does vary in topography from level to gently sloping and includes areas of mature woodland and a ruin is also situated within the land's boundary.

Historically the land has been farmed organically and does include an area of heavier peat land. An excellent opportunity to acquire a large block of land which offers both agricultural and environmental appeal.

Council Tax band: TBD

Tenure: Freehold



## **Situation**

Conveniently located being within a mile or so of the villages of Pontyberem and Tumble which both offer a good range of services and amenities which cater for all day to day needs. The larger town of Crosshands lies some 5 miles or so distant and offers a wider array of services and amenities. The M4 connection at Pont Abraham is an 8 mile journey from the farm providing excellent accessibility.

## **Schedule of Acreage**

Areas taken from the Single Application Form.

## **Services**

Natural spring water supply but a mains water pipe does run through the land, but is not currently connected. Tenure: Freehold with vacant possession upon completion. Local Authority: Carmarthenshire County Council. Entitlements: To be included within the sale of the land. Pictures: Drone photography was taken in the summer of 2024. Pylons: Please note that two towers are located on the land.

## **Plans**

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed. Wayleaves, Easements and Rights of Access: The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

## **General Remarks**

An excellent opportunity to acquire a large parcel of agricultural land mainly in a ring fence which offers cropping and grazing land together with areas of amenity land which offer significant environmental appeal and would be ideally suited to those looking to embark on a carbon capture project.

## **Directions**

The postcode for the farm is SA15 5NW and the land is situated opposite the farm entrance. From the direction of Crosshands proceed along the 'A476' roadway signposted Llanelli, passing through the village of Upper Tumble (before reaching the village of Llannon) take a right hand turn at the next crossroads, continue along this road for a short journey, taking the next right hand turn onto the 'B4306' roadway and continue along this road for a mile or so until you take a left hand turn into Heol Bethel. Continue along this road taking a right hand turn which is signposted 'Low Bridge 1 mile ahead' and the property will be located on the left hand side, the farm name is displayed at the entrance to the property and the land is situated opposite the farm entrance. what3words //tinsel.unafraid.infringe – provides the location of field SN5009 6885

## **Broadband Availability.**

According to the Ofcom website, this property has standard broadband available with speeds up to Standard 1 Mbps upload and 8 Mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## **Mobile Phone Coverage.**

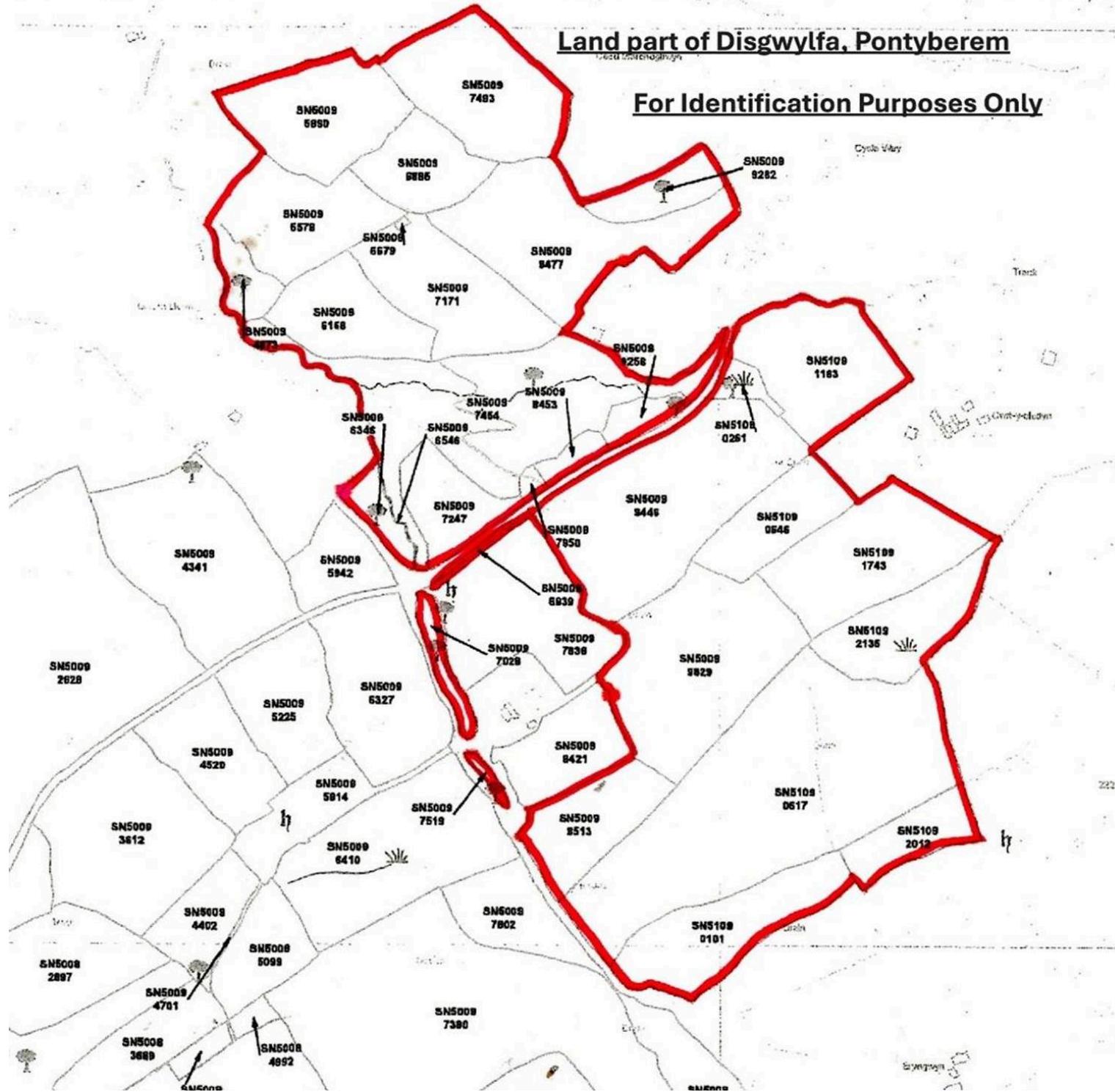
The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Likely & Data - Limited Vodafone Voice - Limited & Data - Limited Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## **Anti Money Laundering and Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Land part of Disgwylfa, Pontyberem

**For Identification Purposes Only**



| SN Number | Field Number | Area (Ha)                  | Comments |
|-----------|--------------|----------------------------|----------|
| SN5009    | 6346         | 0.34                       | Woodland |
| SN5009    | 4873         | 0.44                       | Woodland |
| SN5009    | 5578         | 1.62                       |          |
| SN5009    | 5890         | 1.89                       |          |
| SN5009    | 7493         | 2.16                       |          |
| SN5009    | 6885         | 1.02                       |          |
| SN5009    | 8477         | 2.74                       |          |
| SN5009    | 9282         | 0.64                       |          |
| SN5009    | 6679         | 0.01                       | Ruin     |
| SN5009    | 6168         | 1.29                       |          |
| SN5009    | 6546         | 0.03                       | Stream   |
| SN5009    | 7247         | 0.9                        |          |
| SN5009    | 9258         | 0.31                       | Woodland |
| SN5009    | 8453         | 0.21                       | Woodland |
| SN5009    | 7950         | 0.08                       |          |
| SN5009    | 7028         | 0.29                       | Woodland |
| SN5009    | 7171         | 1.87                       |          |
| SN5009    | 7454         | 3.97                       | Woodland |
| SN5009    | 6939         | 0.11                       | Track    |
| SN5009    | 9446         | 3.74                       | Woodland |
| SN5109    | 261          | 0.22                       | Woodland |
| SN5109    | 1163         | 1.97                       |          |
| SN5109    | 646          | 1.13                       |          |
| SN5109    | 1743         | 2.17                       |          |
| SN5109    | 2135         | 1.37                       |          |
| SN5109    | 617          | 6.51                       |          |
| SN5109    | 2012         | 0.76                       |          |
| SN5009    | 101          | 1.79                       |          |
| SN5109    | 8513         | 1.26                       |          |
| SN5109    | 9829         | 3.17                       |          |
| SN5009    | 7519         | 0.07                       |          |
|           |              | <b><u>43.74 Ha or</u></b>  |          |
|           |              | <b><u>108.08 acres</u></b> |          |



## JJ Morris Narberth

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