



Nantgerdinen Carmarthen SA33 6UT

A parcel of around 16.5 acres of pastureland and young woodland (approx 60% grassland and 40% woodland) situated between Banc Y Ffordd and Conwyl Elfed with access via a track from the highway. Suited for a variety of uses, the land also benefits from planning consent via a third party for the erection of a wind turbine for which a rental payment will be given to the new owner should the wind turbine be erected before expiry of the consent. There are currently no buildings on the land and there is a part stream boundary. Our vendor has advised us that they are able to provide private finance if required.



- ❖ Approx 16.5 Acres Of Land
- ❖ Mixture Of Pastureland And Woodland
- ❖ Part Stream Boundary
- ❖ Between Banc Y Ffordd And Conwyl Elfed

- ❖ Consent For Wind Turbine 48.5m To Tip
- ❖ Planning Ref: W/32309 Carmarthenshire C. C.
- ❖ Land Currently Let
- ❖ Access Via Track From Highway

£110,000

Access Gateway



Access Track



Site of Proposed Turbine



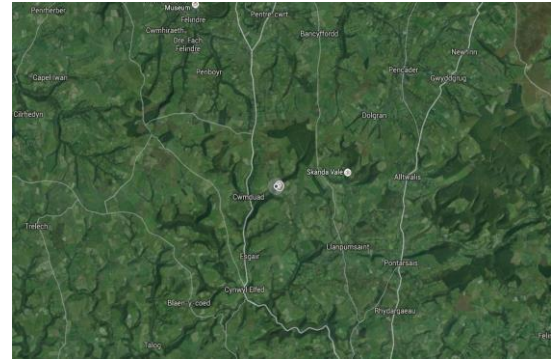
Pastureland



Another View of Pastureland



Location Plan



Aerial View



Land Plan



Directions

From Newcastle Emlyn, take the A484 towards Carmarthen. Follow this road for approx. 4 miles and you will come to the village of Saron. Pass through Saron and Rhos and shortly after leaving the village of Rhos, turn left onto a minor road signed for Pencader. Follow this road (it is very straight) right to the far end and at the T junction, turn right. Follow this road for about a mile, pass a left turn to Pencader and just after this turn, fork right. Follow this road for approx. 1.5 miles, the road will bend to the left and in front, on the bend is a large pull-in. The gateway to the lane is ahead and there are three other gateways off the pull in leading to neighbouring land.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

Draft Details

THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.

Owner's Confirmation

I/We confirm that I/we have thoroughly checked the sales particulars produced by your agency, and I/we believe them to accurately describe the above property. I/We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property. I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your details can be updated.

Signed: Date: