



Approximately 95.9
acres of Land

Trimsaran, Kidwelly

SA17 4AS

hrt.uk.com



Approximately 95.9 Acres of
Pasture Land

By Private Treaty

Guide Price:
£450,000



- Approximately 95.90 Acres of Pasture Land
- Unique opportunity
- Outskirts of Trimsaran Village
- Rural Location



Situation

The land is situated off Trimsaran Road. A short travelling distance from Llanelli, providing convenient amenities as well as good transport links to junction 48 of the M4 Motorway.

Please see the attached location plan.

Description

The property extends to approximately 95.90 acres of undulating pasture land, as edged red on the plan. The land is a mixture of pastureland and rough grazing. The property includes areas of woodland comprising of approximately 17.30 acres.

The property is situated on the edge of Trimsaran, within close proximity of a number of residential dwellings.

Access

Access to the land is taken off Trimsaran Road, via a right of way along an unmade track. The right of way is coloured brown on the attached plan. Access is marked "A" on the plan.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The Land does not benefit from any services. However, the property does benefit from a natural water supply, via a stream.

For further information, prospective purchasers are to make their own enquiries direct with Dwr Cymru Welsh Water.

Development Clawback

The land will be sold with a Development Clawback of 30% for a 40 year period in favour of the Vendor.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

Freehold with Vacant Possession upon completion. There is a Farm Business Tenancy that ends in April 2023.

Wayleave/Easements/Rights of Way

The property is being 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 other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There is a bridleway crossing the land.

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Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Method of Sale

The property is offered for Sale by Private Treaty.

Please contact Emily Flint or Philip Thomas for more information.

01446 776393 / emilyflint@hrt.uk.com

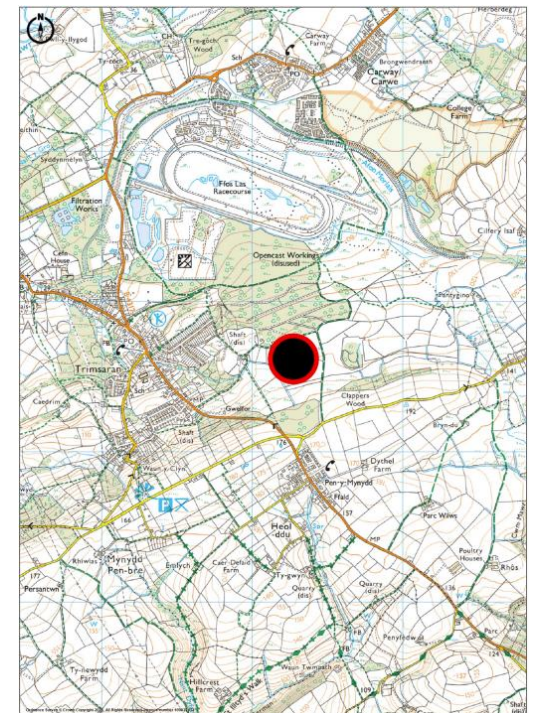
01446 776370 / philipthomas@hrt.uk.com

Please note the vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: SA17 4AS

From Llanelli, head west on Murray St/A4214. In 0.1 miles turn right onto Station Road. Continue 0.35 miles before turning left onto Hall Street. Turn right onto New Road. Continue for 1 mile, take the 1st exit onto Stradey Road, in 4.7 miles turn right before Brynteg House. Follow the track all the way and the land is located on the right hand side. Look out for the Herbert R Thomas sale board.





Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Philip Thomas

Tel: 01446 776370

E-mail: philipthomas@hrt.uk.com

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they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

