

FOR SALE BY PRIVATE TREATY

DOL PRIOR, LLYSONNEN ROAD, CARMARTHEN, SA33 5DT.



GUIDE PRICE £725,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

DOL PRIOR, LLYSONNEN ROAD, CARMARTHEN, SA33 5DT.

An appealing and most useful agricultural holding of some 70 acres, conveniently situated 3 miles west of Carmarthen alongside the A40 dual carriageway.

KEY FEATURES

DETACHED THREE BEDROOM HOUSE WITH INTEGRAL GARAGE.

Range of agricultural outbuildings offering opportunities for alternative uses or development potential (subject to grant of planning permission).

28 acres of productive grassland.

41 acres of raised bog (Cors Goch Llanllwch SSSI) and rough pasture.

Convenient location with ease of access to A40/M4 corridors.

Fine views over the surrounding landscape.



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG

Tel: 01437 760 730

Email: mail@edwardperkins.co.uk

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HOUSE

Ground Floor Accommodation

Entrance Porch - Stained glass door and side panels providing access to:

Entrance Hall - Staircase to first floor, under-stairs cupboard and doors to reception rooms.

Lounge - 4.55m x 4.25m, dual aspect windows (one being in a bay) and electric fire in marble surround.

Sitting Room - 4.39m plus recess x 3.94m, dual aspect windows.

Kitchen/Dining Room - 6.28m x 3.03m, range of wall and base units with single drainer sink unit and work surfaces, plumbing for automatic washing machine.

Integral Garage - 5.21m x 3.02m, door from kitchen, electric up and over door, and oil fired boiler providing central heating and domestic hot water.

Conservatory - 3.87m max x 3.42m max, triple aspect windows (double glazed) and multi-pitch clear poly-carbonate roof, door to exterior paved patio area and separate door to WC/wash hand basin.



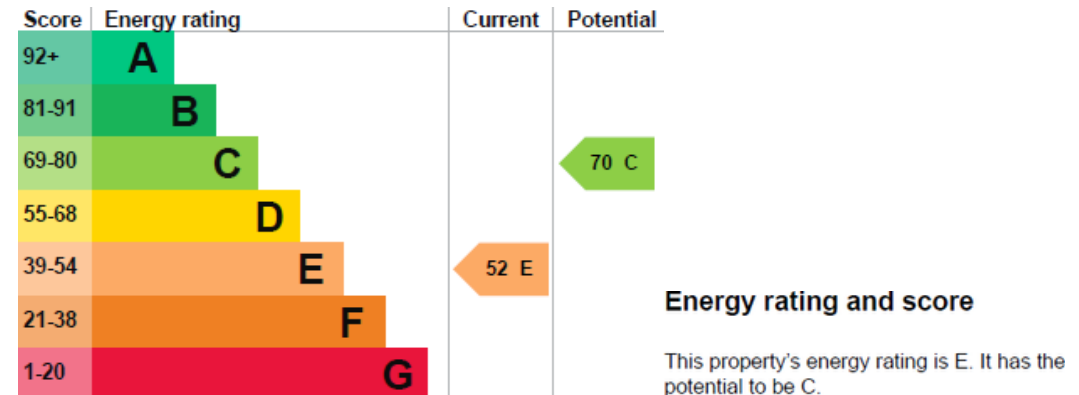
Energy performance certificate (EPC)

Do'L-Prior
Llysonnen Road
CARMARTHEN
SA33 5DT

Energy rating
E

Valid until: 21 July 2035

Certificate number: 6235-7523-6200-0382-7222



First Floor Accommodation

Landing - Doors to bedrooms:

Bedroom - 3.03m x 2.73m

Bedroom - 4.55m plus bay x 4.26m, dual aspect windows.

Bedroom - 4.88m x 4.27m to include en-suite with shower cubicle, low level WC and wash hand basin.

Bathroom - 2.70m x 2.53m, panelled bath, low level WC and wash hand basin, airing cupboard housing hot water cylinder, and full height wall tiling.

EXTERIOR TO INCLUDE OUTBUILDINGS

The house is approached over a tarmac surfaced drive which has two cattle grids.

There is a large parking area to the front of the house, with lawn to side and paved patio area to rear (from conservatory).

The house is shielded from the A40 by a tall hedge, which provides privacy.

To the western side of the house there is a yard area that is flanked by several farm buildings.

The farm buildings are in need of repair and maintenance, however, they do offer opportunities for a wide variety of alternative uses, subject to grant of planning permission for any change of use.



Barn

Brick walls and duo-pitch corrugated sheet clad roof
Divided in two internally with loft over part.

Former Cowshed

Brick walls and duo-pitch corrugated sheet clad roof.

Dutch Barn/lean to

Corrugated metal cladding to half-round roof and side elevations.

Former cowshed adjoining having concrete block walls and profile metal clad roof.

Dutch Barn/lean to

Corrugated metal cladding to half-round roof and side elevations

FARMLAND

The entire holding extends in all to some 70 acres. There are some 28 acres of productive pasture which is arranged in three fields - two to the rear of the house and one to the front, aligning the access drive.



On the southern edge of the property there is an area of raised bog which is part of the Cors Goch Llanllwch Site of Special Scientific Interest (SSSI). This area extends to some 38 acres, with 3 acres of rough grazing on the lower edge of the productive pasture. The remaining area is taken up by the house, outbuildings and drive.

Further information about the SSSI can be obtained from the selling agent.

METHOD OF SALE

For sale by private treaty.

The area of raised bog (SSSI) could be excluded from the sale, however, if retained by the owner there would have to be a reserved right of vehicular access along the western edge of the holding.

TENURE AND POSSESSION

For sale freehold with vacant possession available upon completion.

SERVICES

Mains electricity and Mains water.

Separate private water supply - source on third party land with reserved rights for extraction and maintenance.

Central heating and domestic hot water by means of an oil fired boiler (integral garage).

LOCAL AUTHORITY

Carmarthenshire County Council.

Council Tax Band F.

DESIGNATIONS

The area of raised bog on the southern edge of the holding is part of the Cors Goch Llanllwch SSSI, and there are operations that are prohibited on the land.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band E. A copy of the certificate can be obtained from the selling agent.

BASIC PAYMENT SCHEME (BPS)

There are no BPS entitlements included in the sale.

AGRI-ENVIRONMENTAL SCHEMES

The holding is not currently part of any such schemes.

SPORTING, MINERAL AND TIMBER RIGHTS

All such rights, as far as they are owned, are included in the sale.

STATUTORY AUTHORITIES

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP

Tel: 01267 234567

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT. Tel: 0300 062 5004

Natural Resources Wales (NRW), Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP. Tel: 0300 065 3000

WAYLEAVES, EASEMENTS AND RIGHT OF WAY

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.

DIRECTIONS

OS Grid Reference SN 3640 1920.

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From Carmarthen, head west on the A40 dual carriageway. Upon passing Tenby Road petrol station, pull into the slow lane and the entrance to Dol Prior will be the next left hand entrance. If travelling from St. Clears, you will need to use the central reservation shortly after the Meidrin junction.

PLANS, AREAS AND SCHEDULES

Any available plans, areas, and schedules are for identification and reference 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.

VIEWING ARRANGEMENTS

Strictly by appointment with Edward H Perkins Rural Chartered Surveyors.

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 enquiry regarding the property, please ask to speak to Rodney Powell, 07970 370 028.



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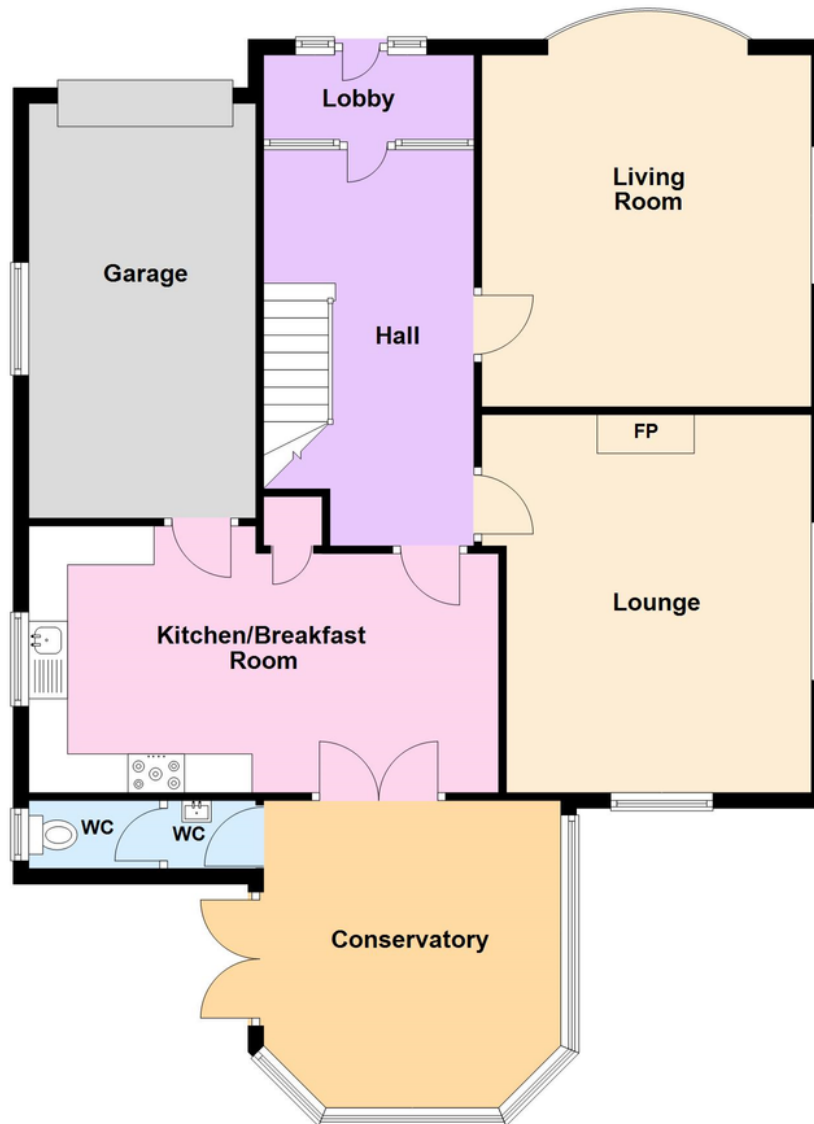
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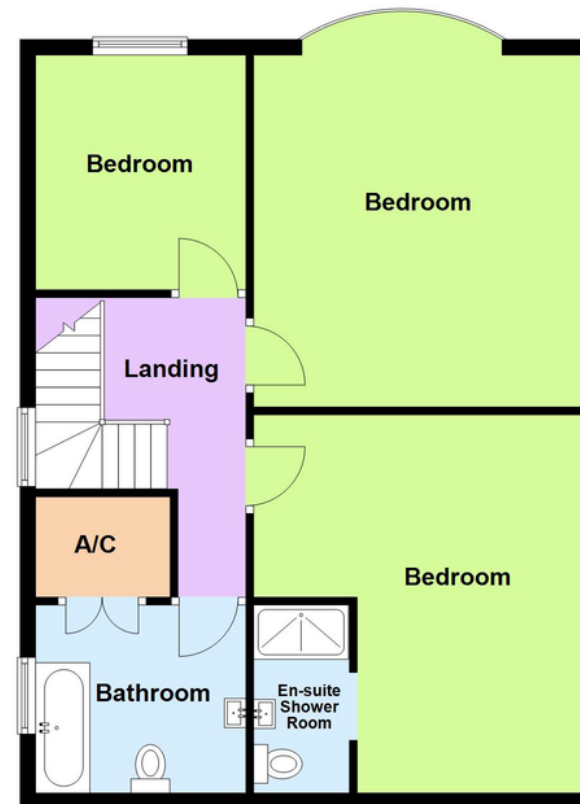
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Ground Floor



First Floor





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