

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **HILLSIDE WOODLAND OVERLOOKING 'PEMBREY COUNTRY PARK'.**
- **BORDERING AND OVERLOOKING PEMBREY.**
- **3 RESIDENTIAL CARAVANS WITH MAINS ELECTRICITY.**
- **5.5 MILES LLANELLI TOWN CENTRE.**
- **47 ACRES OF MAINLY LARCH WITH SOME PINE AND SPORADIC SILVER FIR.**
- **APPROACHED VIA A SINGLE TRACK LANE FROM LANDO ROAD (A484 Carmarthen to Llanelli Road).**
- **2.5 MILES BURRY PORT HARBOUR.**
- **3 MILES ANCIENT TOWNSHIP OF KIDWELLY.**

Court Wood
Lando Road, Pembrey,
Burry Port SA16 0YB

£175,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

The **WOODLAND** amounts to **47 ACRES or thereabouts** and **incorporates** the former Garregllwyd Quarry and is approached from the public highway by a **single track lane** that passes over a dismantled railway line and is level to steeply sloping enjoying a south-westerly aspect bordering the community of Pembrey overlooking 'Pembrey Country Park' and the surrounding area within **2.5 miles of the centre of Burry Port**, is within **3.5 miles of the ancient township of Kidwelly** and is located some **5.5 miles of Llanelli town centre**. The County and Market town of **Carmarthen** being approximately **12 miles** distant.

The wood includes an area amounting to approximately **two thirds of an acre** upon which there are sited **3 recognised RESIDENTIAL CARAVANS** with **mains electricity connected**. There is provision for water pipes and telephone ducting but these are not connected.

The wood mainly comprises Larch with some Pine and sporadic Silver Fir. In addition, Oak regeneration has taken place with Willow and Alder in the 'swamp area' and Sequoia and other exotic conifers were planted as part of an experiment.

The **Local Authority** confirm in a letter dated **24th January 2008** that they accept that two to three families have lived at the site for more than ten years and recall travelling families residing at the property as far back as the 1950's.

A Certificate of Lawful Development has not been sought.

Applicants should note that there is a **Scheduled Ancient Monument** occupying the northern part of the site.

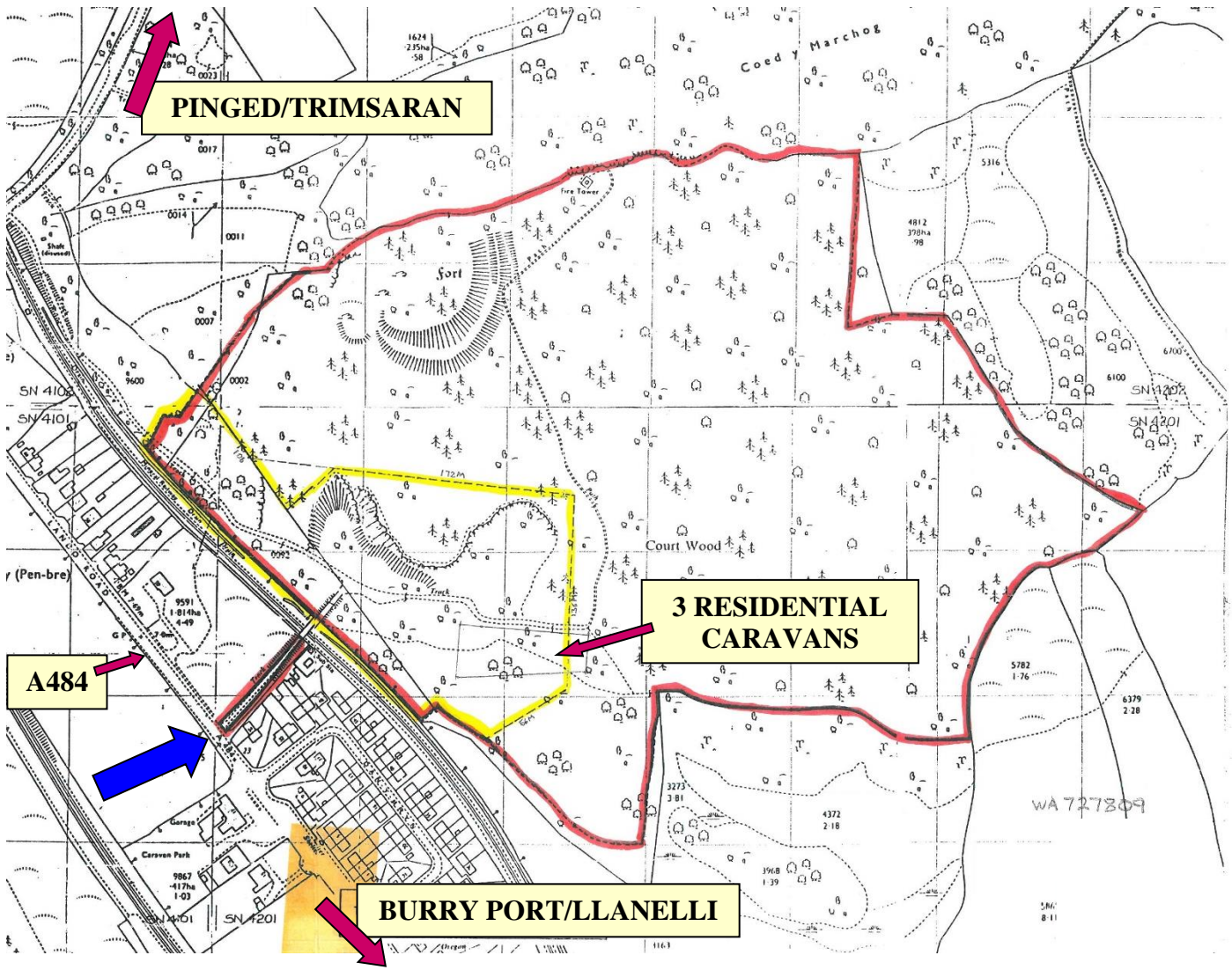
DIRECTIONS: - Upon entering **Pembrey** from the **Kidwelly direction** travel **past** the left hand turning for **Pinged** and the Indian Restaurant, travel **past** the right hand turning into 'Cwrt Lando' (Residential Estate) and the **entrance to the property** will be found on the **left hand side just after** the digital speed sign and **before the first turning into 'Dan y Bryn' opposite** an abandoned building site and **just before** the Canal Path signpost (blue sign).

SERVICES: - Mains electricity. Mains water available.

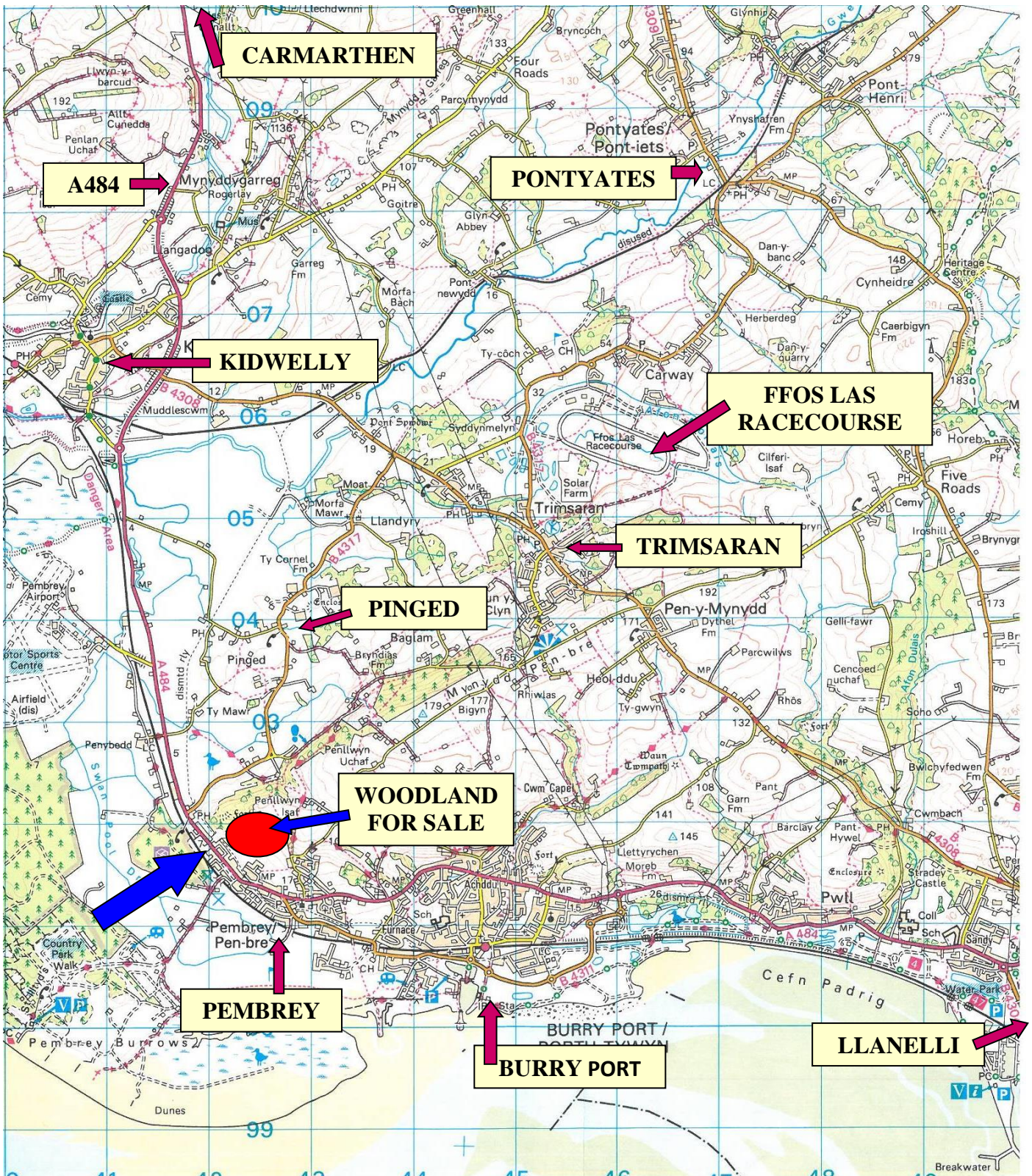
LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

Tel: 01267 - 234567

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

09.01.2023 - REF: 6511