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Bryn Haul, Gwyddgrug, Pencader, Carmarthenshire, SA39 9AX

Offers Around £300,000 ono

A sought after approx 6.81 ACRE FREEHOLD SMALLHOLDING comprising a detached stone and slate building (in very good order and previously used as a recording studio) but in the process of getting Planning Consent for conversion to a PERMANENT DWELLING and complemented by an adjoining approx 1,000 SQ FT BLOCK BUILT GARAGE / WORKSHOP, an approx 475 SQ FT TIMBER FRAMED TRACTOR SHED, a separate approx 350 sq ft building and good QUALITY GENTLY SLOPING CLEAN GRAZING IN 3 ENCLOSURES. The Planning Application is expected to be decided by THE 12TH DECEMBER 2022. The Teifi valley town of Llandysul is approx 5 miles away while the county town of Carmarthen / M4 extension is approx 11 miles to the south.

LOCATION & DIRECTIONS

The property is conveniently positioned at OS Grid Ref SN 468 359 in a set back position near the A485 Lampeter to Carmarthen road and on a regular bus route and within easy travelling distance to good range of local amenities and towns including Llandysul, Newcastle Emlyn, Lampeter, Llanybydder and the administration and employment centre of Carmarthen to the south. The property enjoys good views over the paddocks and the village. Gwyddgrug is a small village on the main A485 road (originally a Roman road) roughly equidistant from the University towns of Carmarthen and Lampeter. In the Middle Ages it formed part of the lands of Talley Abbey and became the Grange of Gwyddgrug. The village is surrounded by farmland and agriculture is the main employment in the area. From Carmarthen take the A485 north as if heading towards Lampeter. Pass through the villages on Peniel, Rhydargaeau, Alltwalis and on to Gwyddgrug. In the village, proceed past Bro Nantlais on the left and continue up the hill for approx 100 yards and the entrance to Bryn Haul will be seen on the right and just before the bend.

CONSTRUCTION

We believe the main building is built of traditional solid stone walls (with elevations exposed) under a pitched slated roof to provide the following.

ROOM 1

24'9" x 13'10" (7.554 x 4.218)



With a concreted floor and well insulated walls.

ROOM 2

13'11" x 13'4" (4.254 x 4.075)



Having a wall mounted air conditioning unit.

THE OUTBUILDINGS



the outbuildings are either attached to or near the property and comprise: GARAGE / WORKSHOP 13.313 metres x 6.972 metres (approx 1,000 sq ft) with a concreted floor, a pitched corrugated zinc roof and double doors to the front. GARDEN OFFICE 6.665 metres x 4.903 metres and having a concreted floor, a pitched roof, windows to one elevation and a wood stove. DAIRY 3.586 metres x 2.986 metres with a metal sliding door to the side. IMPLEMENT SHED 13.476 metres x 3.282 metres (approx 475 sq ft) of timber framed and zinc clad construction. OUTSIDE WC 2.188 metres x 1.5787 metres with a WC and wall mounted wash hand basin.

THE LAND



The land is located in front of the property and can fairly be described as good quality, gently sloping grazing currently in 3 enclosures - two of which have approx 650' of road frontage onto the A485.

SERVICES

Mains electricity, water and drainage.

BOUNDARY PLAN

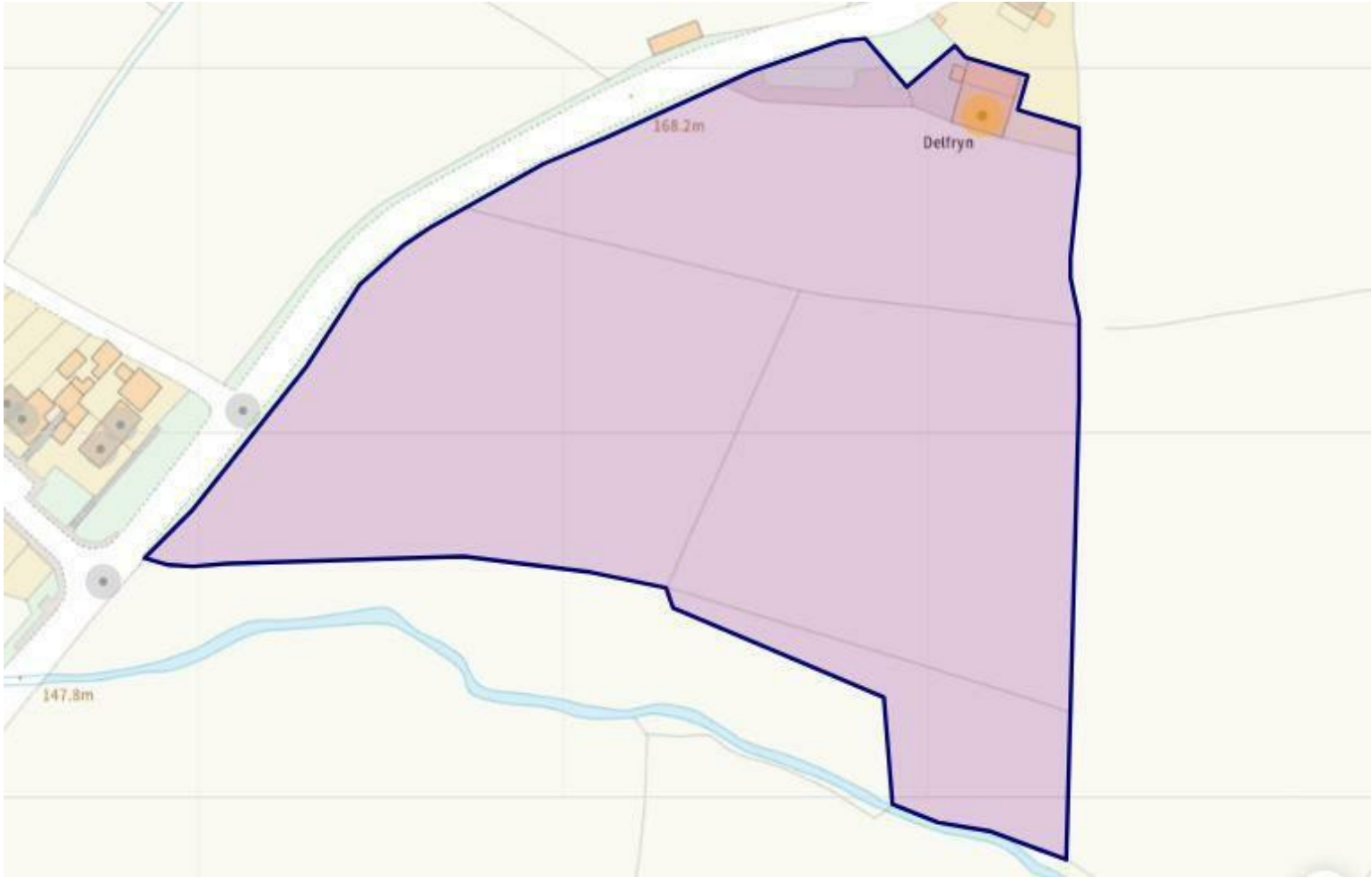
PLEASE NOTE THE PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

As the building is currently a Recording Studio it would have been liable for commercial rates. If / when the Planning Consent is granted for conversion to a permanent dwelling, the property will be re-assessed for Council Tax.

AGENTS NOTES

1. Given the location on the edge of the village, there will be a "Clawback Clause" in case a future buyer manages to get Planning Permission on the paddocks next to the road. This means that IF the new owners manage to get Planning Permission for residential development in the next 25 years, 30% of any uplift in value will be due to the current owner.
2. Delfryn (the original farmhouse to the rear) has a right of way over the track "subject to payment of one half of the costs of repairing and maintaining the accessway".
3. The Planning Application is currently at the consultation stage but a decision is expected by the 12th December 2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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