

**Lambert
Smith
Hampton**

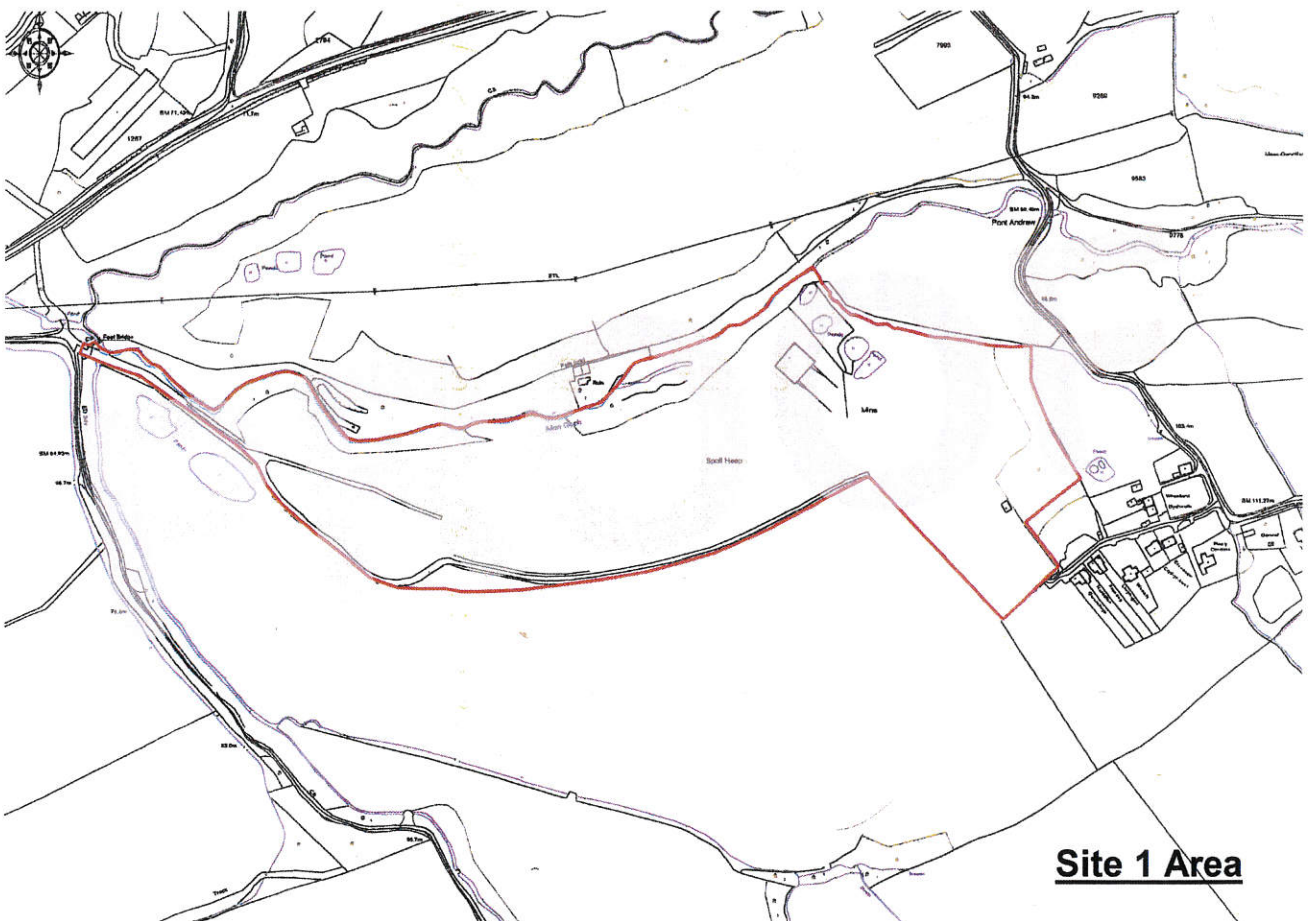
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For Sale

Industrial

Land

Land at Dynant Fach Colliery, Tumble, Nr Llanelli (Sat Nav - SA15 5LW)



- 12.51 Ha (30.91 Acres)
- Accessed off Derwen Road
- Two Miles South West of Cross Hands

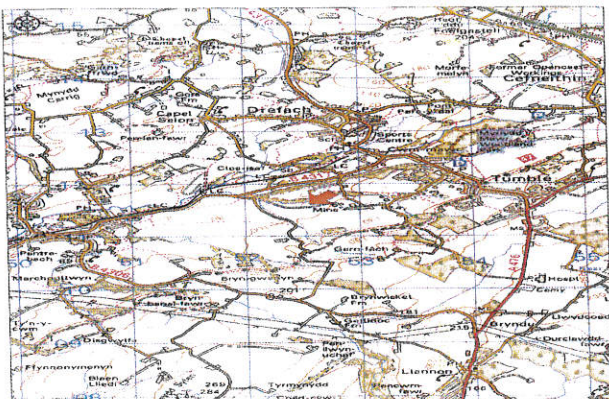


Lambert Smith Hampton

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Location



The land is located on the southern side of Derwen Road (B4317) on the south western side of Tumble Village. The site lies approximately 2 miles south west of Cross Hands and approximately 4 miles north west of J49 of the M4 motorway.

Description

Irregular shaped parcel of land which were used for drift mine and open cast mining. The commercial activity ceased many years ago and is now grassed and overgrown. The previous inner access roadway still exists on site.

Land Area	Ha	Acres
Site Area 1	10.23	25.27
Site Area 2	2.28	5.63
Total	12.51	30.91

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

We have been informed that the land being sold is held Freehold.

Planning

We understand that the site is outside the settlement boundary of Tumble. This is a brown field site and the vendor is willing to work with a purchaser seeking an alternative use, on a conditional sale. The local Planning Authority is Carmarthenshire County Council.

Restrictive Covenant

The land is being sold with a restrictive covenant prohibiting residential development.

Price

Offers are invited.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
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01792 487256
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January 2017

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Site Area 2

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