



Land at Cwmfelin Mynach , Whitland, SA34 0DJ

£300,000

4 LOTS OF HIGHLY PRODUCTIVE LAND EXTENDING IN TOTAL TO 150 ACRES OR THEREABOUTS.

LOT 1 - 25.01 ACRES - £175,000 SSTC

LOT 2 - 34.66 ACRES - £280,000 SSTC

LOT 3 - 51.97 ACRES - £300,000

LOT 4 - 37.44 ACRES - £250,000

SITUATION

The land is located in the small village of Cwmfelin Mynach, which occupies a convenient setting in the heart of the west Carmarthenshire countryside within a renowned belt of highly productive early agricultural land, ideally suited for dairy or livestock farms, which are the predominant agricultural land uses in the area.

The village lies within easy reach of several other settlements, which between them provide local services with the small towns of St. Clears and Whitland, which both lie on the A40, each being within relatively easy reach and both benefiting from a good range of local services. The A40 provides an excellent road link to the county town of Carmarthen, which is the principal administrative centre of the area.

DIRECTIONS

A plan showing the land to be offered for sale is attached for identification purposes only.

DESCRIPTION

All of the land comprises useful parcels of productive farmland which has been divided into 4 Lots for convenience of sale as follows:-

LOT (1) - 25.01 ACRES OR THEREABOUTS. Sold Subject To Contract

This parcel of land adjoins the village of Cwmfelin Mynach and is in the main predominantly level or gently sloping pasture land in good heart with access to a natural water supply. The land is well fenced and gated and has access off the minor road that links the village to the Whitland to Blaenwaun roadway.

LOT (2) - 34.66 ACRES OR THEREABOUTS Sold Subject to Contract

Located north of Lot 1 and again situated on the periphery of the village of Cwmfelin Mynach with access off the roadway that links the village to the Whitland to Blaenwaun roadway. This is a productive parcel of south facing pasture land that again is well fenced and gated with mains water supply available.

LOT (3) - 51.797 est ACRES OR THEREABOUTS

Situated north of the village and benefitting from roadside access off a minor adopted roadway, this comprises a parcel of level or gently sloping pasture land in the main together with a further area of woodland. We would estimate there is approximately 32 acres of clean land that is divided into good sized enclosures and again well fenced and gated with the benefit of mains water supply.

LOT (4) - 37.44 ACRES OR THEREABOUTS

Situated opposite Lot 3 and being a parcel of land that is similar in nature and again having the benefit of good roadside access. Extending to approximately 30 acres or thereabouts of clean land with the remainder being woodland and with mains water available.

SERVICES

As detailed above.

LOCAL AUTHORITY

Carmarthenshire County Council, County Hall, Quay Street, Carmarthen, Carmarthenshire SA31 1JP. Tel: 01267 234567.

TENURE

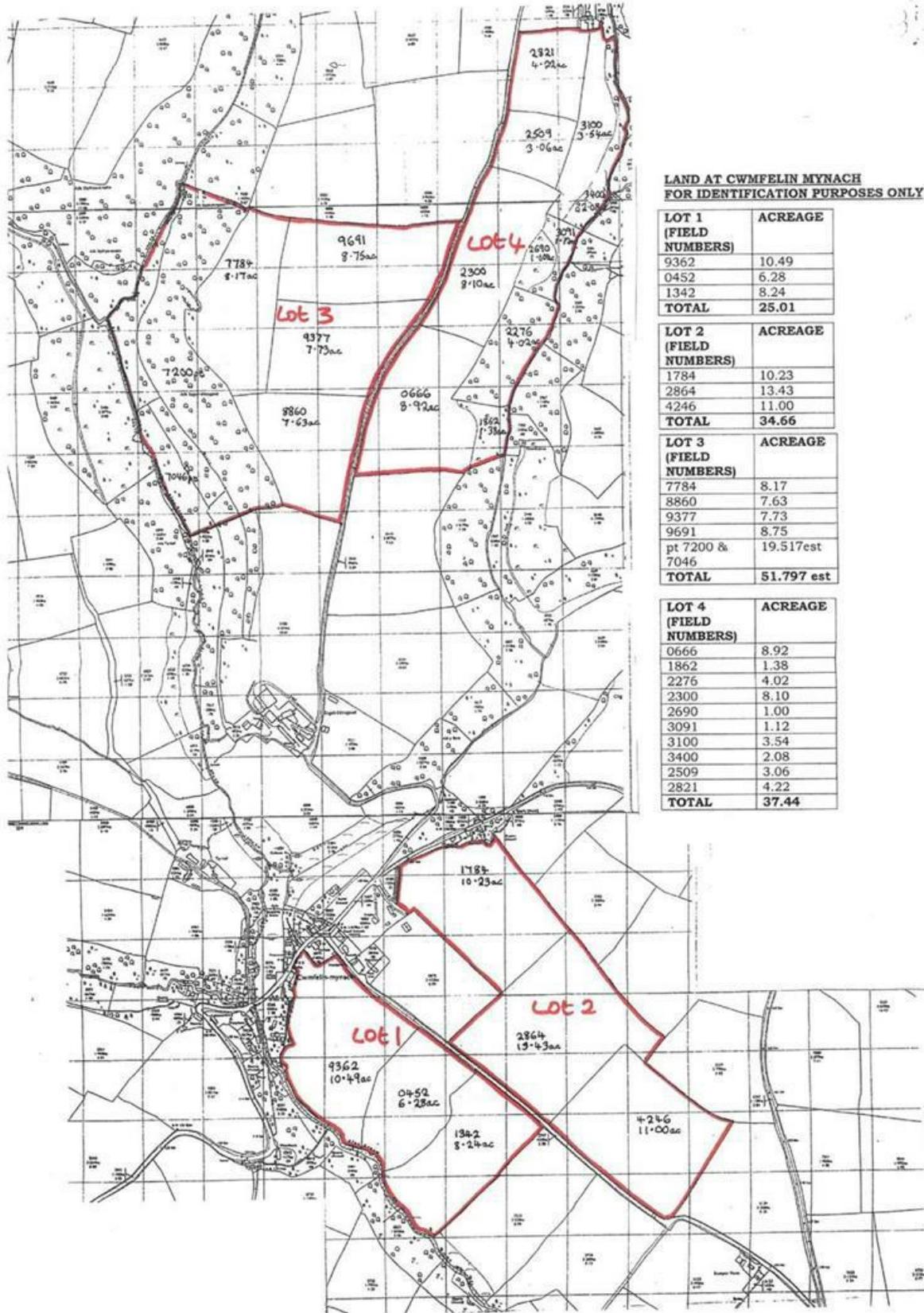
Freehold with vacant possession on completion. We understand that the land has been registered for Basic Payment purposes but no Basic Payment will be included in the sale.

GENERAL REMARKS

This is an opportunity to purchase various parcels of accommodation land all in a convenient rural setting in the west Carmarthenshire countryside in a belt of land renowned for its productivity. The land has been divided into suitable lots to suit purchasers requirements please note Lot 1 is Sold Subject to Contract.

Viewing is highly recommended.

Land Plan for Identification Purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.