



47.36 acres Parcel of land known as Llwynccellyn Land, Llanfallteg, Nr. Whitland, SA34 OUJ

£500,000

A valuable parcel of organic farmland in a convenient rural setting between the villages of Henllan Amgoed and Llanfallteg and being ideally suited as a block of grazing or cropping land. viewing by appointment

SITUATION

The Land occupies a most convenient setting, being located within a belt of highly regarded farmland on the border of the county of Carmarthenshire and lies within easy reach of the A40 and the small towns of Whitland and Narberth which between them provide a range of services and facilities that cater for most everyday requirements. Also within easy reach are the villages of Clynderwen, Llandissilio, Llanboidy, etc.

DIRECTIONS

A location plan is attached.

For exact location use - What 3 Words:
///fatherly.sailors.tangible

DESCRIPTION

A plan of the Land is attached for identification purposes only.

The Land extends to 47.36 acres or thereabouts and benefits from roadside access off the Henllan Amgoed to Llanfallteg roadway and comprises a parcel of land that is predominantly level or gently sloping being divided into useful sized easily worked enclosures. Parcel No. 6932 and 7536 together with the old railway line are generally of an amenity/habitat land suitable for conservation but also give access to ditches and culverts that drain the main block of land. The land is reasonably well fenced alongside natural hedgerows and is currently farmed within an ORGANIC scheme.

SERVICES

There are no services connected. Natural water is available.

TENURE:

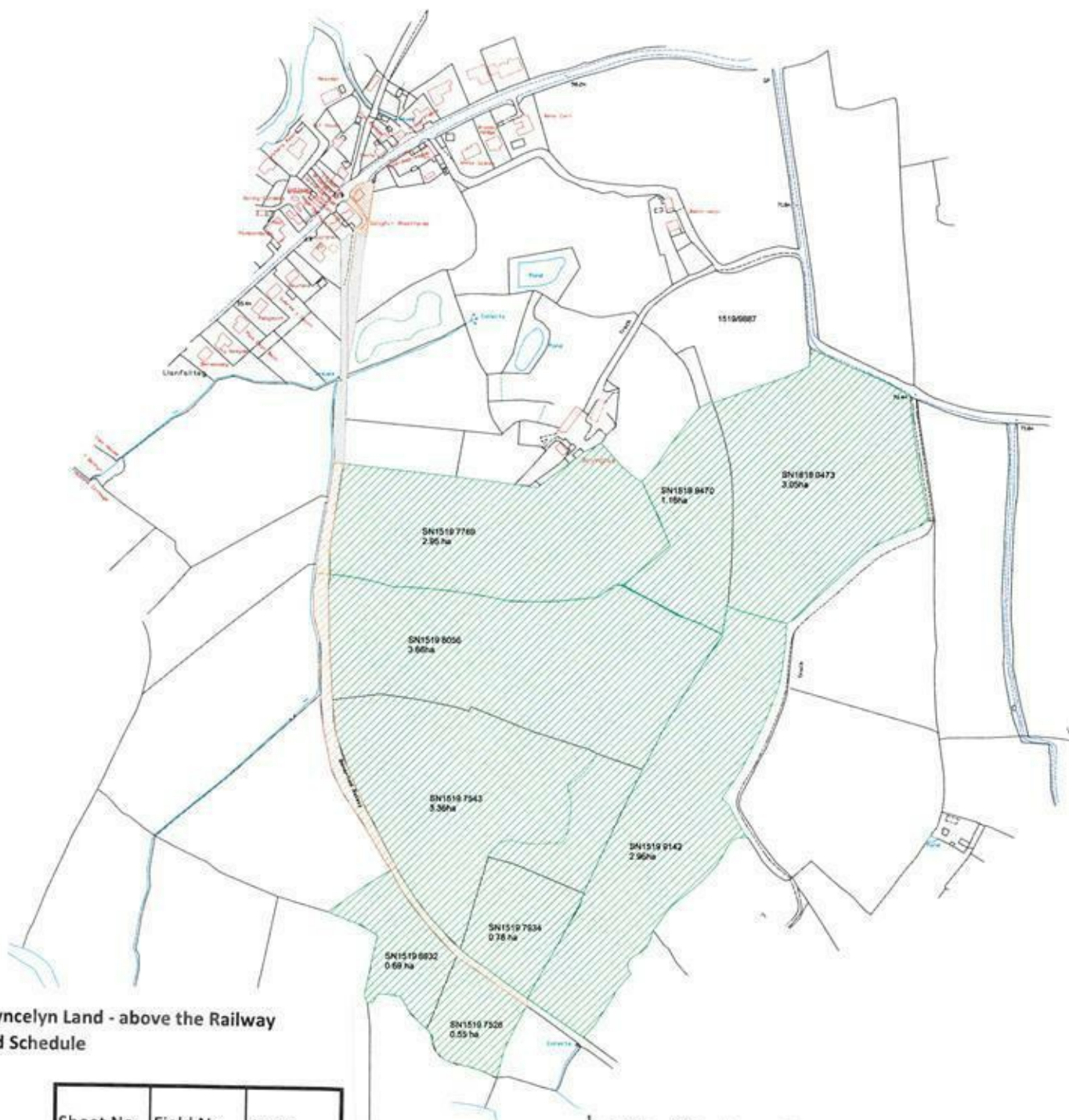
Freehold with vacant possession.

LOCAL AUTHORITY:

Carmarthenshire County Council, County Hall, Carmarthen
SA31 1JP Tel. 01267 237 408

GENERAL REMARKS:

This is an opportunity to acquire a parcel of ORGANIC land in a convenient setting and having the potential for grazing and cropping or perhaps some form of amenity use, subject to the necessary consents being obtained. The Land lies within easy reach of both Narberth and Whitland and several of the villages within the area and the A40 . Viewing is highly recommended.



Llwyncelyn Land - above the Railway
Land Schedule

Sheet No.	Field No	Acres
SN1519	0473	7.53
SN1519	7543	8.30
SN1519	7769	7.29
SN1519	7934	1.93
SN1519	8056	9.04
SN1519	9142	7.31
SN1519	9470	2.87
SN1519	6932	1.70
SN1519	7526	1.40
		47.36

LAND AT LLWYNCYLN
FOR IDENTIFICATION PURPOSES ONLY.



Area Map



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.

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