



65 acres or thereabouts of Land at Efailwen , Clynderwen, SA66 7XG

Offers In The Region Of £520,000

A valuable parcel of grazing and arable land extending to 64.78 or thereabouts located within a belt of well regarded farmland on the borders of the counties of Carmarthenshire and Pembrokeshire and benefiting from roadside access and available either as a whole, or in two lots, of 48.71 acres and 16.07 acres approx.

Viewing: Strictly and Only By Prior Appointment with the Selling Agents.

SITUATION

The land is located on the periphery of the settlement of Efailwen which lies on the A478 Cardigan to Narberth roadway, within a belt of highly productive and well regarded early agricultural land.

Local services are available in nearby Glandy Cross, Llandissilio and Clunderwen, with all of the major towns in the area lie within easy reach.

DESCRIPTION

A plan of the land is attached for identification purposes only, This is taken from the 1970's edition of the O.S. plan.

The land extends in total to just under 64.78 acres or thereabouts in total, and is a parcel of well-defined, level within stock proof boundary of hedges with excellent roadside access off minor Council roadways.

The Land is divided into useful sized easily worked enclosures and is suitable for grazing, cropping or perhaps even arable purposes having grown corn in recent years,

N.B. The vendor would consider offers on the land in two lots. Parcels 0047 & 0028 could be sold separate to the main parcel to suit purchasers requirements.

DIRECTIONS

A location plan is attached. In Efailwen, turn for the school and turn right just before the school. Access to the land is off this minor roadway which divides the land.

SERVICES

Mains water is available to part of the land. Other areas have access to natural water supply.

TENURE ; The land is freehold of tenure and will be offered for sale with vacant possession. No basic payments are included in the sale.

N.B. A RIGHT OF WAY EXISTS OVER THE LANE THAT EXITS INTO EFALWEN.

GENERAL REMARKS

This is a parcel of highly productive agricultural land occupying setting, and being suitable for grazing and cropping and being located in a belt of highly productive land. Viewing is highly recommended.



