

Llandovery Carmarthenshire.

Guide Price **£300,000**



- For Sale By Private Treaty
- 33 Acres Or Thereabouts
- Access Off A40 Trunk Road
- Frontage To River Gwydderig



General Description

The placing of this block of land on the open market represents a fine opportunity to acquire a very useful block of pasture land extending to approximately 33 acres or thereabouts. On the 2018 SAF submission total field size is declared as 13.3 8 hectares with a BPS eligible area of 11.07 hectares

Llandovery, Carmarthenshire.

Property Description

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Total BPS Eligible Area		
SN7834 - 6266	0.21	0.70
4853	0.73	0
5746	1.46	1.46
6528	3.58	3.05
4938	2.65	2.38
9340	1.83	1.50
7415	2.42	1.98

13.38	11.07	

The land enjoys access off the A40 trunk road. Benefits

from a corrugated sheep shed. Please note there is also a right of way through the land to access the forestry in third party ownership. The land also fronts the River Gwydderig.

Local Authorities
Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing
Inspections can be made at any reasonable time by arrangement of the selling agents.

After Hours
Mick Gough 07971 111096.

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.