

*A well situated parcel of 11.324 acres of land ideal for smallholding / equestrian / agricultural purposes in unspoilt Welsh countryside in North Carmarthenshire. 2.3 miles from Talley. West*



**Land at Cilwr Farm, Talley, Llandeilo, Carmarthenshire. SA19 7BQ.**

**£110,000**

**REF: A/5499/LD**

\*\*\*11.324 acres of land \*\*\* Ideally Suiting smallholding / equestrian / agricultural uses \*\*\* Appeal as a valuable add-on addition to an existing farming enterprise or alternatively for those seeking investment or alternative use subject to the appropriate consents being obtained \*\*\*

\*\*\* Well fenced and capable of sustaining good stocking levels \*\*\* Natural shelter with mature hedgerows \*\*\* Peaceful location in North Carmarthenshire \*\*\* Roadside access from a quiet council maintained no through road

\*\*\* Within easy commuting distance to the picturesque village of Talley and the market town of Llandeilo \*\*\*

\*\*\* Currently laid to pasture land \*\*\*



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk



## Location

10 miles from the A40 and the Upmarket Town of Llandeilo which provides a good range of amenities together with a rail link on the Heart of Wales line. The County Town of Carmarthen is approximately 25 miles and the M4 can be joined at Pont Abraham providing access to the University City of Swansea and, of course, the main route to the rest of the country.



## General Description



A well situated parcel of agricultural accommodation land which is all mostly level being suitable for all kinds of agricultural machines. 2 good size enclosures with a good natural water supply and an abundance of shelter from mature hedgerows. The land is well fenced and benefitting from roadside frontage from a council maintained no through road.

The land would suit those seeking to add to their existing farming enterprise or alternatively for those seeking alternative use, leisure, conservation or equestrian purposes.

## Land



## Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or



mortgage in principle papers if a mortgage is required.

### **Tenure and Possession**

We are informed the land is of Freehold Tenure and will be vacant on possession.

### **Services**

We are informed by the Vendors that a private water supply is available on the parcel of land.



**LAMPETER**  
12 Harford Square, Lampeter,  
Ceredigion SA48 7DT  
TEL: 01570 423 623  
lampeter@morgananddavies.co.uk

**ABERAREON**  
4 Market Street, Aberareon,  
Ceredigion SA46 0AS  
TEL: 01545 571 600  
aberareon@morgananddavies.co.uk

**CARMARTHEN**  
11 Llanvay Street, Carmarthen,  
Carmarthenshire SA31 3AD  
TEL: 01267 493 444  
carmarthen@morgananddavies.co.uk

**Directors:**  
Andrew J Morgan FRICS FNAV Rhys ap Dylan Davies BA (Hons) MTP  
T Dylan A Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA, FNAVA

**Associates:**  
Ifan Davies, Associate MNAEA  
Neville Thomas, Associate

**WWW.morgananddavies.co.uk**

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301375

## MATERIAL INFORMATION

---

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





### Directions

From Talley take a left hand turning sign posted for the Abbey and continue on this road for approx 2.5 miles and the parcel of land will be seen your right hand side.

VIEWING: Strictly by prior appointment only via the sole selling Agents. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>