

Regulated by:



RICS



Since 1989

A well situated parcel of 31.889 acres of agricultural and conservation land, close to village of Waungilwen in the heart of the Teifi Valley, West Wales



Land at Waungilwen, Velindre, Llandysul, Carmarthenshire. SA44 5YL.

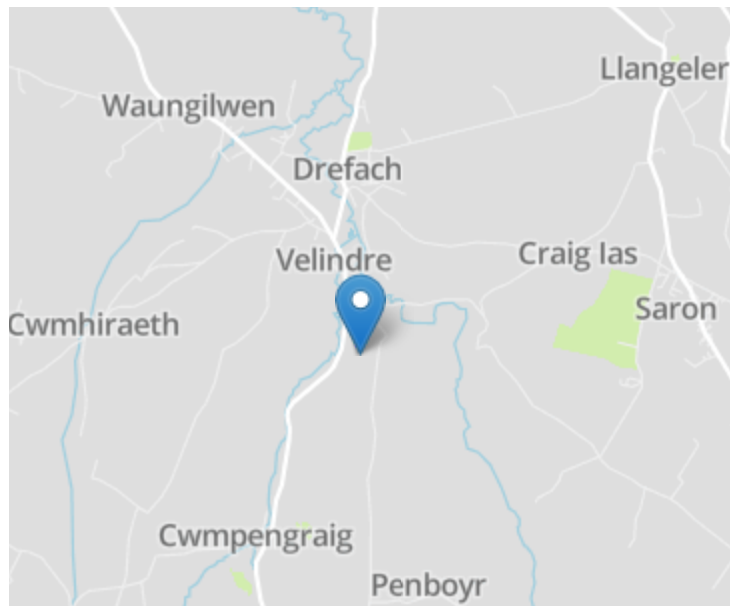
A/5229/AM

£195,000

Guide price o.n.o.

A well situated extensive parcel of conservation and pastureland *** Located in the heart of the Teifi Valley *** Offering a unique opportunity for a valuable add-on parcel to an existing farming enterprise *** Opportunity to create a useful parcel of conservation interest or for alternative use *** Possibility of afforestation or planting *** Land includes an extensive parcel of grazing land intersected by a stream *** Good roadside access to council maintained lane *** Contained with ring fence ***

Freehold, for sale by Private Treaty.



GATED ENTRANCE



LOCATION

The land is ideal as an agricultural investment and is well situated in the heart of the Teifi Valley and is within easy reach of Henllan, Newcastle Emlyn, Drefach Velindre and lies just 1 mile from the A484 Newcastle Emlyn to Carmarthen Road with Newcastle Emlyn just 2 miles distant.

GENERAL

The placing of this land on the open market provides an interesting opportunity for the agricultural buyer with a useful single block of land with extensive roadside frontage with immediately farmable pastures and additional, improvable adjacent land, all of which is capable for restoration to its former high level of production, with some investment required,

However, it is considered prudent to advise that this land would be a valuable conservation block to any interest within that sector, or alternatively for alternative agricultural use or small holding purposes. The land is well situated, has good access and is contained within a ring fence. It has good natural water supply, an abundance of shelter and is a rare opportunity in a sought after agricultural locality.

TENURE AND POSSESSION

The land is of Freehold tenure and for sale by Private Treaty.

THE LAND





STREAM



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.

Services

Natural water supply via stream.

Directions

PLEASE CONTACT AGENTS FOR DIRECTIONS.

The land is identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

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