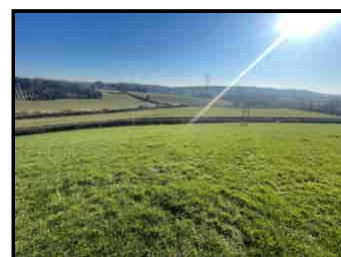
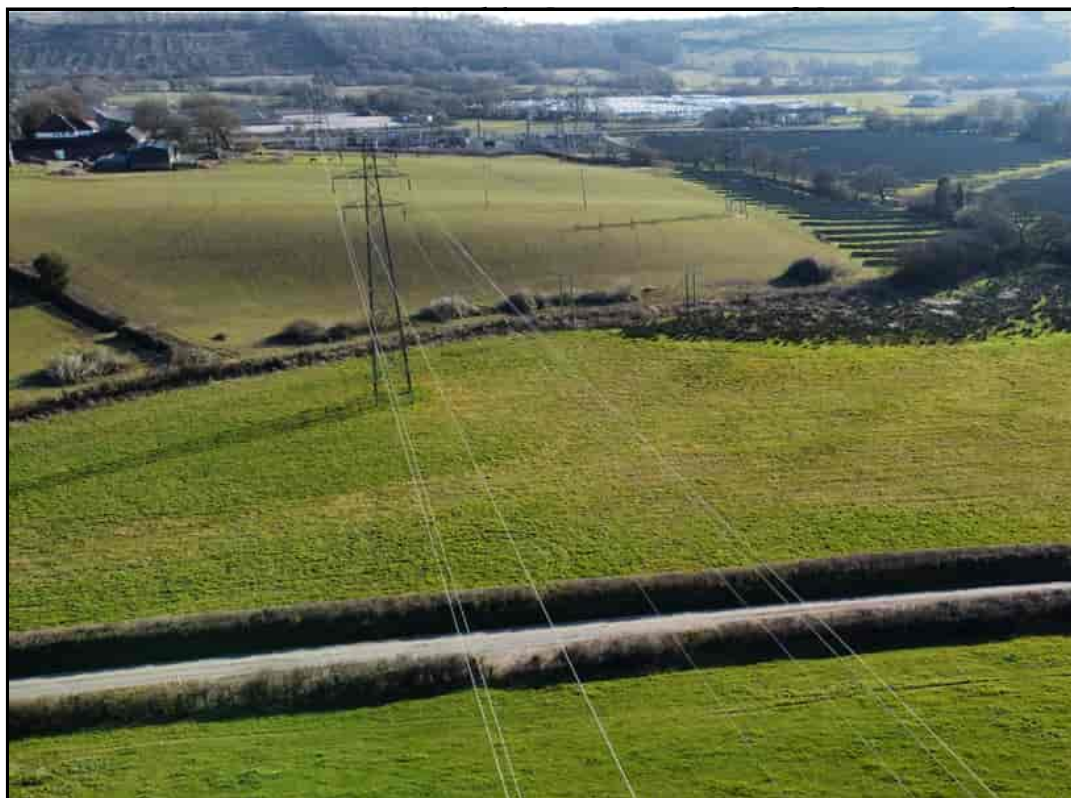


*31 Acres of Land on the Edge of Carmarthen Town in a Quiet Location. Could be Split into 2 Lots of 24 & 7 Acres. Grazing / Cropping Land with River Running Through Some. Pen / Coral with*



**31 Acres of Land at, Llysonnen Road, Carmarthen, Carmarthenshire. SA31  
3RP.**

**£300,000**

**A/5422/NT**

31 Acre block of agricultural grazing land, suitable for grazing or cropping on the edge of Carmarthen Town close to Johnstown village. Excellent heart in a good growing area the land is mainly level and split by a council maintained road with access off. Two blocks of 24.41 acres and 7 acre field. In the main block there is a penning area and double gated access. The 7 acre field having its own access onto the same road.

Both the blocks have a natural water supply via a river that runs partly through both parcels of land.

Situated on Llysonnen Road which is a dead end road. On the edge of Johnstown village and Carmarthen Town on the eastern edge. Close to the livestock market at Travelers Rest and Llanllwch.



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



## Parcel 1

Amounting to 24.41 Acres. Mostly level with a double gated entrance to a sloping part of the field then being level to gently slopping grazing land capable of good cropping for silage or for turning the animals out for grazing. The River ??? runs through the top part of the land giving access to a natural water supply. Pen for loading and unloading is close to the access gates. Mature hedge lines and some mature broadleaf trees to the internal part hedge line.



## Parcel 2

7 Acre field being level good growing field with access from the quiet district council road. The river ??? runs along part of the boundary giving a natural water supply.





## **Land**

The land is available as a whole or in 2 lots. A plan is available from the selling agents.

## **Clawback**

Please note there will be a clawback overage on the land. If planning is granted for solar or residential & Commercial use. The current owner will allow a building to be built for agricultural purposes. 25% clawback over 50 years.

## **Services**

There are no services to the land and prospective purchasers should make their own enquiries to the cost of such connections if required before making an offer.

## MATERIAL INFORMATION

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**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

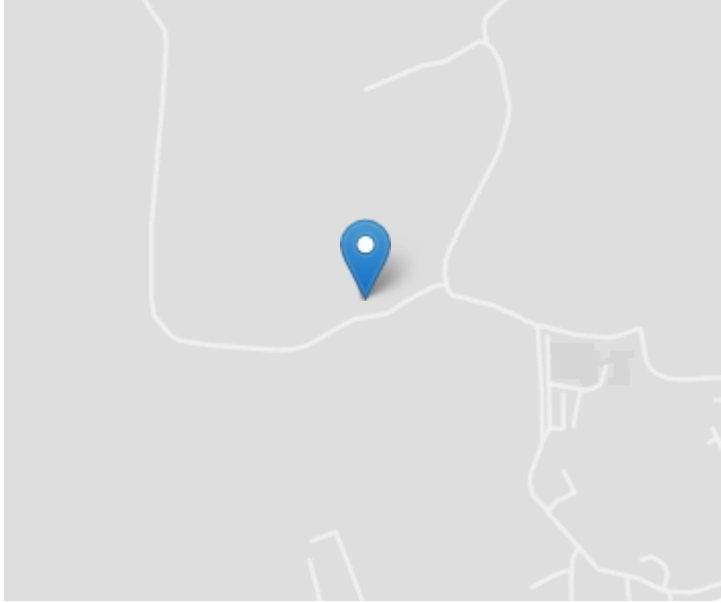
**Any risk of coastal erosion?** No

**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

Directions : From the A 40 heading out of Carmarthen pass the Llansteffan turning go under the bridge and turn left for Travelers Rest / Livestock market. Turn immediate left again for Travelers Rest. Carry on the bridge over the dual carriageway and at the roundabout take the second junction off to Travelers Rest. Carry on this road for approx a mile passing the Feed Mill and the land will be found shown by a Morgan and Davies for sale board.

What3words location [///increases.explorer.compelled](https://www.what3words.com/coordinates////increases.explorer.compelled)

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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
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