

A well situated parcel of 16.877 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.

£142,500

REF: A/5499/LD

***16.877 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 ***



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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.

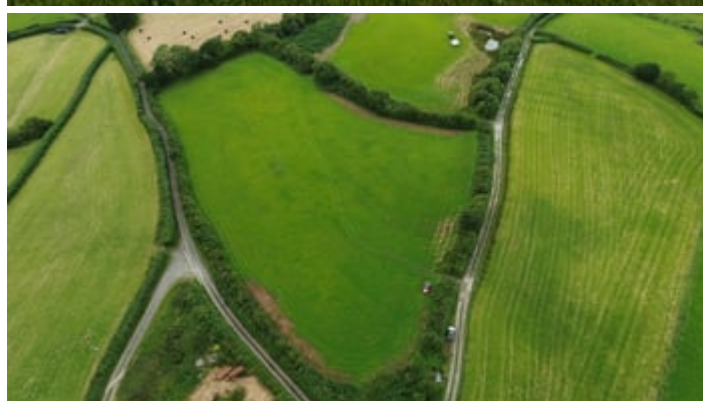
General Description

A well situated parcel of agricultural accommodation land which is all mostly level being suitable for all kinds of agricultural machines. 3 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 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.



Area: 16.877 acres (6.83 ha)

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For Identification Purposes Only

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: Private Supply.

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

What3words: flirts.bolt.clarifies

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

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'.

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

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