



Land to the North of Cil Y Clun, Alltwalis Road, Alltwalis, Carmarthen SA32 7DZ

£40,000 For Sale

Property Features

- Convenient Location
- 3.27 acres
- Roadside Frontage onto the A485 Highway (Carmarthen to Lampeter Road)
- Ideal Pony Paddock
- Outskirts of Alltwalis village

Property Summary

The land extends to approximately 3.27 acres contained in two enclosures, being predominantly level in nature, suitable for mowing and grazing throughout with reasonable quality grassland. The land benefits from excellent access with both enclosures having gateway access off the main A485 highway.



Full Details

Overview

An excellent opportunity to acquire a conveniently situated parcel of accommodation land extending to 3.27 acres on the outskirts of Alltwalis.

The land is contained in two manageable enclosures, being reasonably level in nature and laid to permanent pasture.

The land is currently utilised for grazing purposes and would be suitable for a range of other uses to include amenity, recreational, agroforestry and conservation purposes.

Situation

The land is situated on the periphery of the popular village and community of Alltwalis located on the A485 highway and within easy reach of the settlements of Carmarthen and Llandysul.

Further Information

Land Classification

The soils are identified to be freely draining acid loamy soils over rock according to Soilscales and classified as Grade 3b/4 land according to the Agricultural Land Classification Map produced by the Welsh Government.

Services

None

Tenure

The land is held on a freehold basis with vacant possession upon completion.

Basic Payment Scheme (BPS)

No entitlements included in sale.



Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Method of Sale

The property is offered For Sale by Private Treaty and is available as a whole at a Guide Price of £40,000.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

What 3 Word / Directions

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Viewing

Strictly by appointment with the selling agents. For further information please contact Iwan Evans at Rees Richards & Partners

Carmarthen office - 12 Spilman Street, Carmarthen
SA31 1LQ

Tel: 01267 612 021 or Email: iwan@reesrichards.co.uk



