

*24 Acre Block of Agricultural Grazing Land. Natural Water Supply with Stream. Mostly Level & Gently sloping South Facing with Double Gate Entrance off a Quiet Country Road.*



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

**£240,000**

**A/5421/NT**

24 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 to gently sloping with a double gate entrance and holding pen. Situated off a quiet no through road with natural water supply from a stream that runs through part of the 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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## Land

24 Acres block of land being south facing and mainly level to gently slopping with a slop part by the entrance. Some mature broadleaf trees partly split it with a large stream running along the edge of the land giving natural water supply. Double gated entrance with holding pen beyond. Further 7 acre paddock available as a separate lot.



## **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](#)

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

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**Carmarthen**  
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