



Land adjoining Ffos Y Ffin, Hermon, Cynwyl Elfed, Carmarthen, Carmarthenshire SA33 6SU

Guide Price: £90,000

Property Features

- 13.30 acre parcel of land split into two enclosures
- 8.40 acres of productive pasture suitable for grazing and cutting
- 4.90 acres being rough grazing / peat land
- Situated on periphery of Hermon, just off B4333 (Cynwyl Elfed to Newcastle Emlyn Road)
- 4 miles north - west of Cynwyl Elfed and 6 miles south - east of Newcastle Emlyn
- Suitable for a range of uses to include grazing, pony paddock, amenity and conservation purposes

Property Summary

A convenient 13.30 acre parcel of land split into a 8.40 acre field of productive pastureland suitable for both grazing and cutting, and a second parcel of 4.90 acres being rough grazing / peat land, accessed via a Right of Way directly off the B4333, being 4 miles north - west of the village of Cynwyl Elfed and 6 miles south - east of the market town of Newcastle Emlyn.



Full Details

Further Information

Tenure

Freehold with vacant possession upon completion.

Services

I.A.C.S.

We understand the land is registered.

Basic Payment Scheme (BPS)

There are no entitlements included in the sale.

Plans Areas and 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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves Easements and Rights of Way

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Method of Sale

The land is offered For Sale by Private Treaty at a Guide Price of £90,000

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567

Local Authority

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



Post Code / What 3 Words

SA33 6SU / clash.select.scoop

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen Office for further information: - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021. Email: property@reesrichards.co.uk

