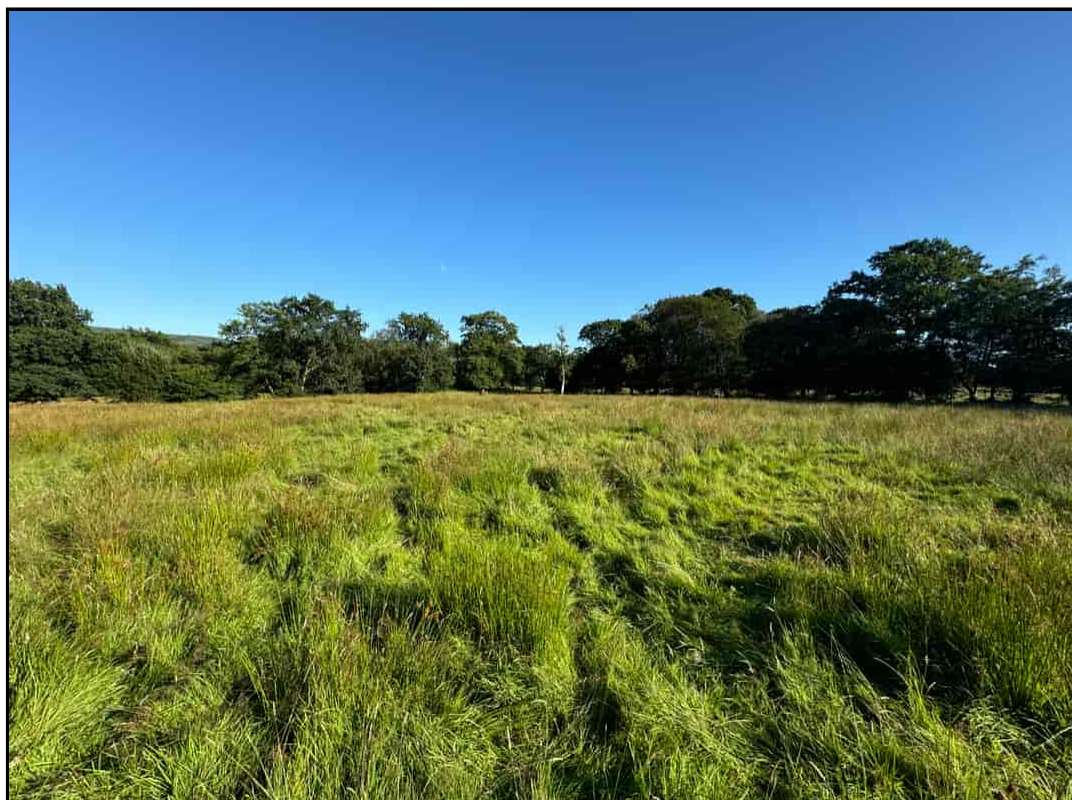


11.446 acres of prime unspoilt agricultural land in the Upper Towy Valley, 0.5 mile from the village of Cilycwm, near Llandovery, Carmarthenshire.



Wauncroyddur Lands Cilycwm, Llandovery, Carmarthenshire. SA20 0TN.

£85,000

REF: A/5339/AM

*** Wauncroyddur Lands lie in a beautiful un-spoilt area of the Upper Towy Valley *** Extreme 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 ***

*** Currently as one large parcel of land with natural shelter incorporating mature trees in a parkland type arrangement of traditional sized enclosures *** Land is suitable for a wide range of uses *** Benefits from roadside frontage *** In an area that is inherently productive *** Level to gently sloping land, suitable for machinery *** Boundary is well fenced and capable of sustaining good stock levels ***

*** In total 11.446 acres (4.632 ha) or thereabouts ***



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CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morganandd Davies.co.uk

Location

Located 4 miles from the Market Town of Llandovery and the A40 London to Fishguard trunk road, in a delightful Valley position surrounded by open farmland, and approached over its own tree lined hard based drive off a quiet district road, just half a mile from the popular rural Village of Cilycwm with a popular Country Inn and Restaurant and set amongst some of the most breath-taking countryside of the area.

Description

The placing of Wauncroyddur Lands on the open market provides the prospective purchasers the opportunity of acquiring a level block of land set in the picturesque area of the upper Toy Valley on the outskirts of the small Village of Cilycwm. The land benefits from having natural water supply and an abundance of shelter from mature hedgerows and native trees. Along with the the land has the benefit of having a stock proof boundary fence and road side frontage making access easy.

The land is laid to mature pasture land with a small pocket of woodland to the South East. Being divided into 4 evenly sized paddocks all being suitable for livestock and machinery for silage and hay.

The location of the land and the topography of the lands provides and excellent opportunity to start a smallholding or for those seeking to add to their existing farming enterprise or alternatively for those seeking alternative use, leisure, conservation or equestrian purposes.

As a whole the land comes to 11.446 acres (4.632 ha) or thereabouts

Land





Access from a council maintained highway

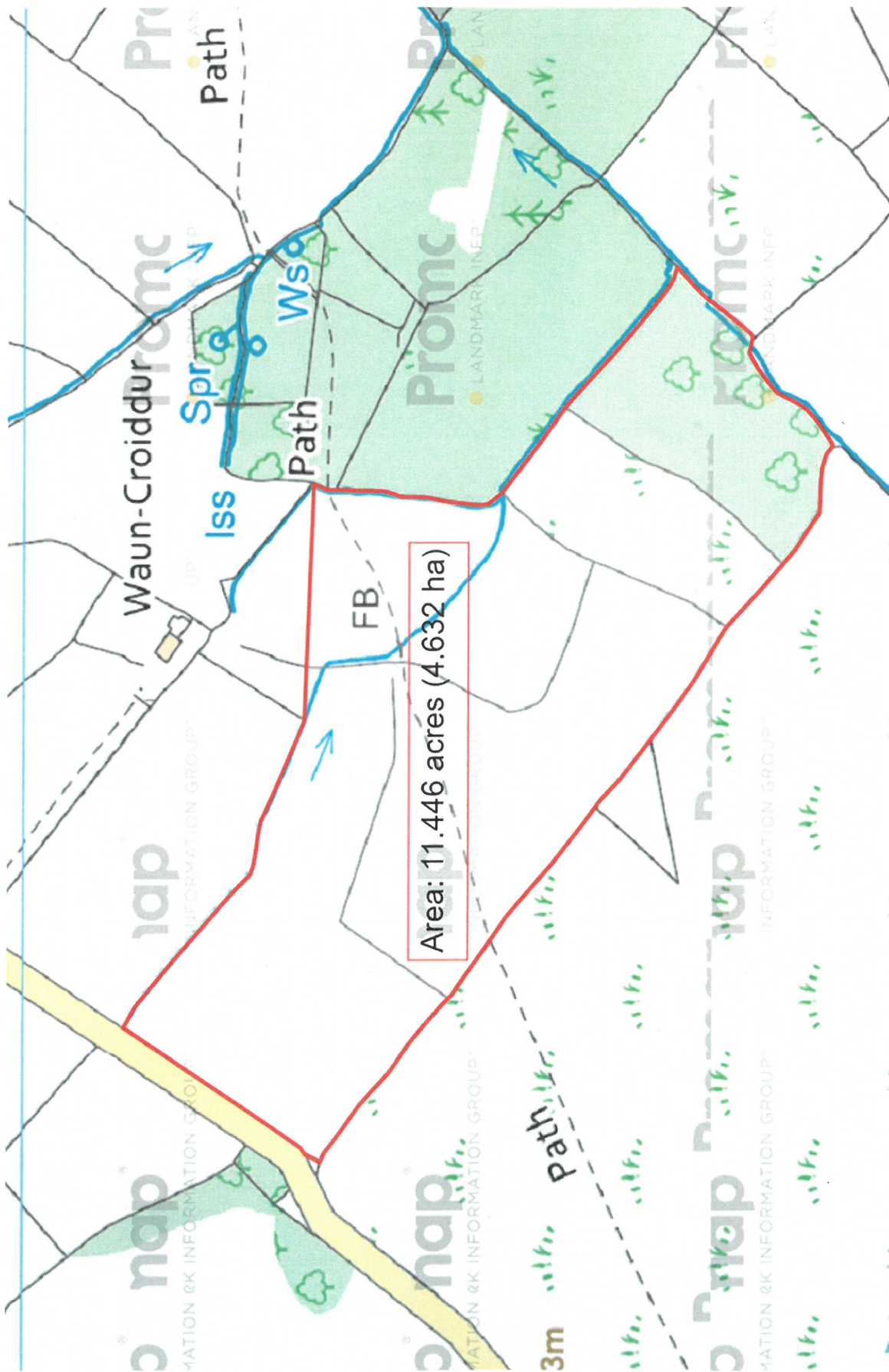


Tenure and Possession

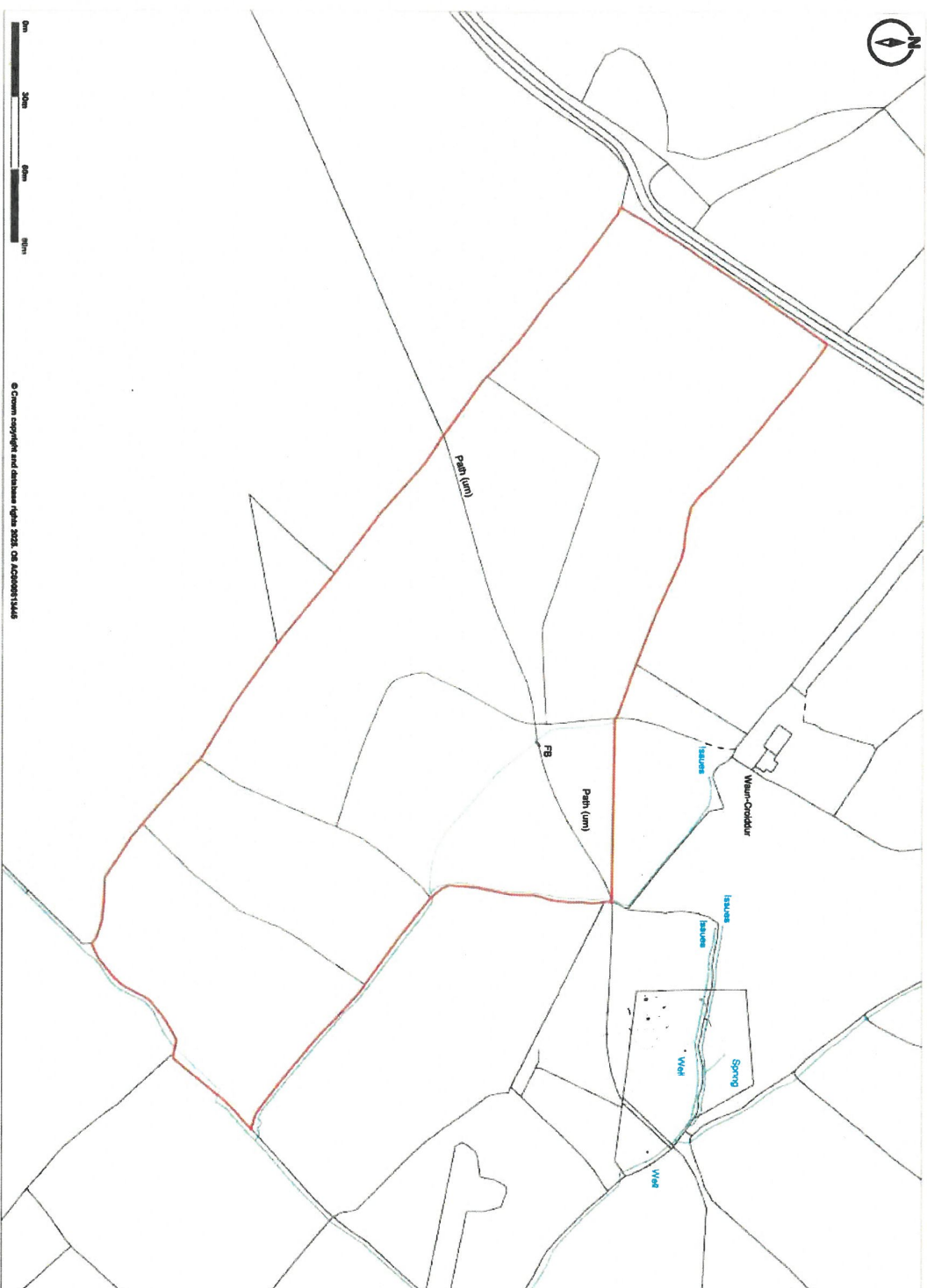
The parcel is freehold and will be vacant on possession.

Services

There are no services connected or available at present. There is a natural water supply and mains electricity is nearby.



For Identification Purposes Only



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Plotted Scale - 1:2500. Paper Size - A4

**MORGAN
& DAVIES**

MATERIAL INFORMATION

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

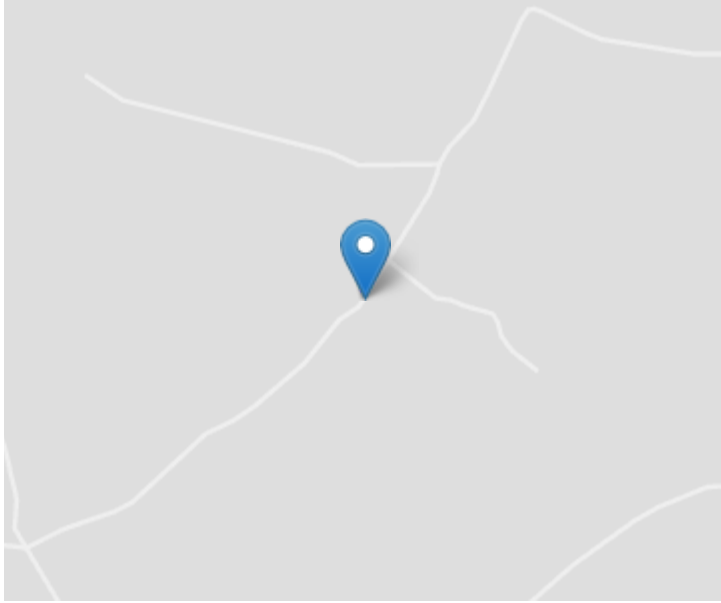
Any risk of coastal erosion? No

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

From Llandovery proceed to the village of Cilycwm, proceeding North out of the village towards Cilycwm and just by the village sign turning left. Continue along this lane bearing left at the next corner and continue along the lane for approximately 200m where the land will be seen opposite a T-junction on the left hand side. Please see attached plan.

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

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12 Harford Square
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