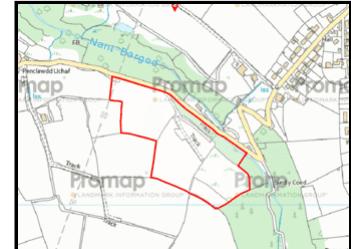
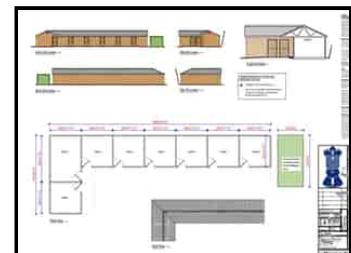


A rare opportunity to acquire a well situated 15 ACRES of pastureland with planning for stable block. Rhos Near Llandysul / Carmarthen.



Land at Penclawdd Uchaf, Rhos, Llandysul, Carmarthenshire. SA44 5HF.

£150,000 Guide Price

Ref A/5585/ID

GUIDE PRICE - £150,000 An opportunity to acquire well situated 15 acres of pastureland** Located on the outskirts of the semi rural village of Rhos, near Llandysul** Full planning permission and base laid down for an 8 bay 30'6" x 85'4 stable block** Fully stocked proofed fenced and natural water supply** Elevated position with far reaching views over open countryside** Separate access off a council maintained roadway** Perfect for grazing or equestrian purposes**

The property is situated on the edge of the village of Rhos on the northern fringes of Carmarthenshire. The village lies in close proximity to the market towns of Llandysul and Newcastle Emlyn offering a good level of local amenities and services including community primary and secondary schools, traditional high street offerings, leisure centres, public transport connectivity, mini supermarkets, retail and employment opportunities and less than 20 minutes drive to the West Wales strategic town of Carmarthen with its Network Rail connections, university, regional hospital, connections to the M4, retail parks, industrial estates and wider connections to Mid, West and South Wales.



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

GENERAL

A rare opportunity of acquiring a 15 acre parcel of land, split into 4 pasture paddocks being gently sloping to sloping land.

The land benefits from its own gravelled track which leads to a level area which has had planning permission granted for an 8 bay 30'6" x 85'4" stable block.

We believe that there may be further planning to add a menage on this level.

The land has undergone significant investment recently with re-fencing, new gates and a new track.

Benefiting from its own natural water via a spring situated on the land.

The lower fields have all been planted with native broadleaf trees including beech and oak.

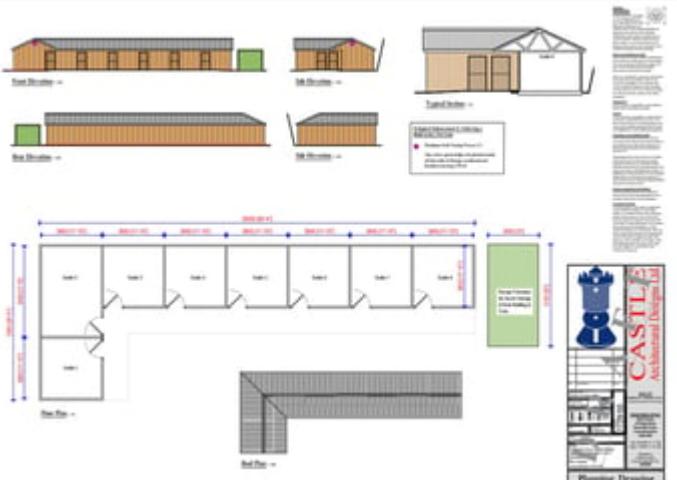
Perfect for equestrian purposes, or smallholders looking to keep stock.





Planning

Please note, planning permission has been obtained for the erection of a 8 bay 'L' shaped stable block measuring 30'6" x 85'4". Further information can be found on Carmarthenshire Council planning portal under reference - Pl/09603.



MONEY LAUNDERING

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.

VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

www.morgananddavies.co.uk. Also on our FACEBOOK

Page - www.facebook.com/morgananddavies. Please 'LIKE'

our FACEBOOK Page for new listings, updates, property

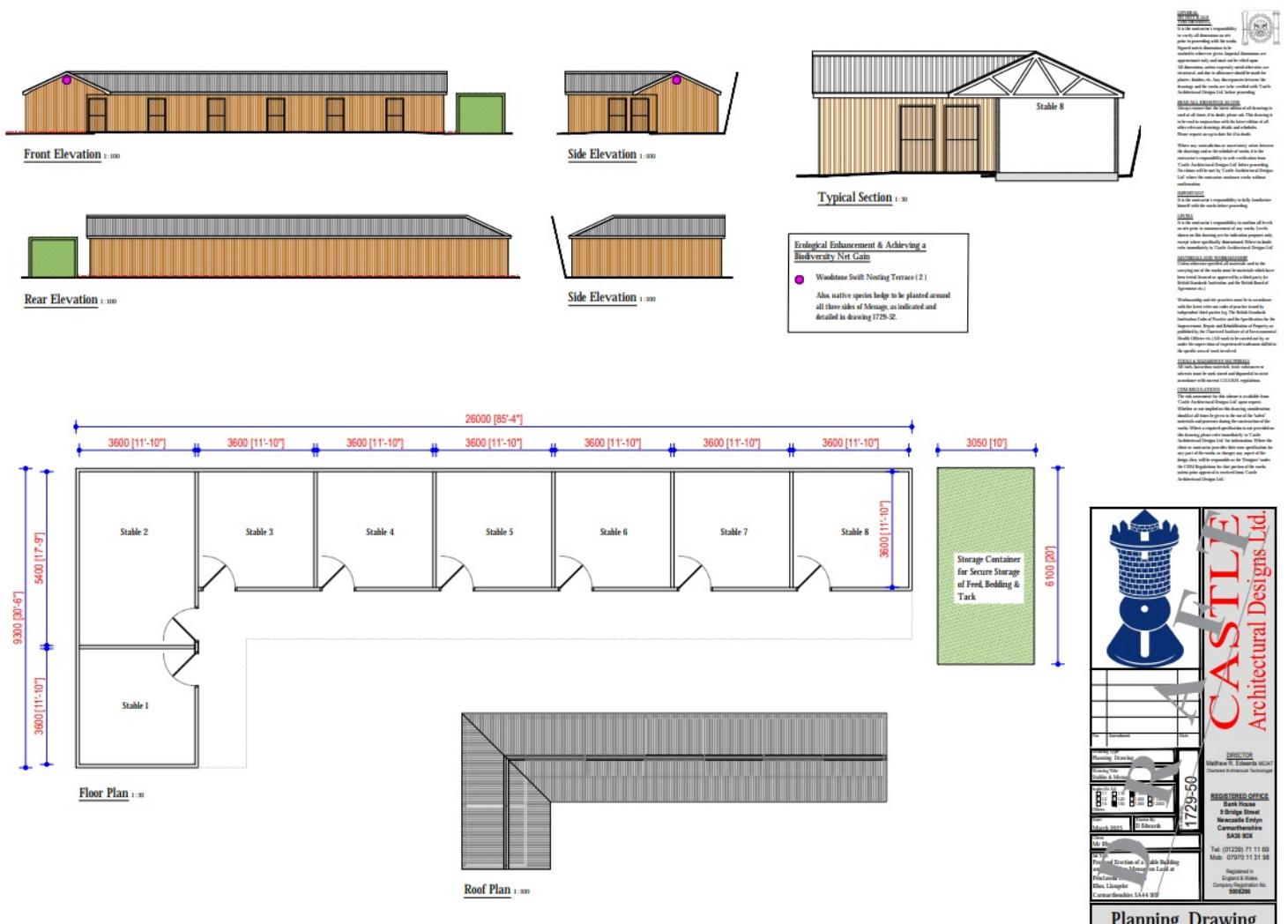
news and 'Chat to Us'.

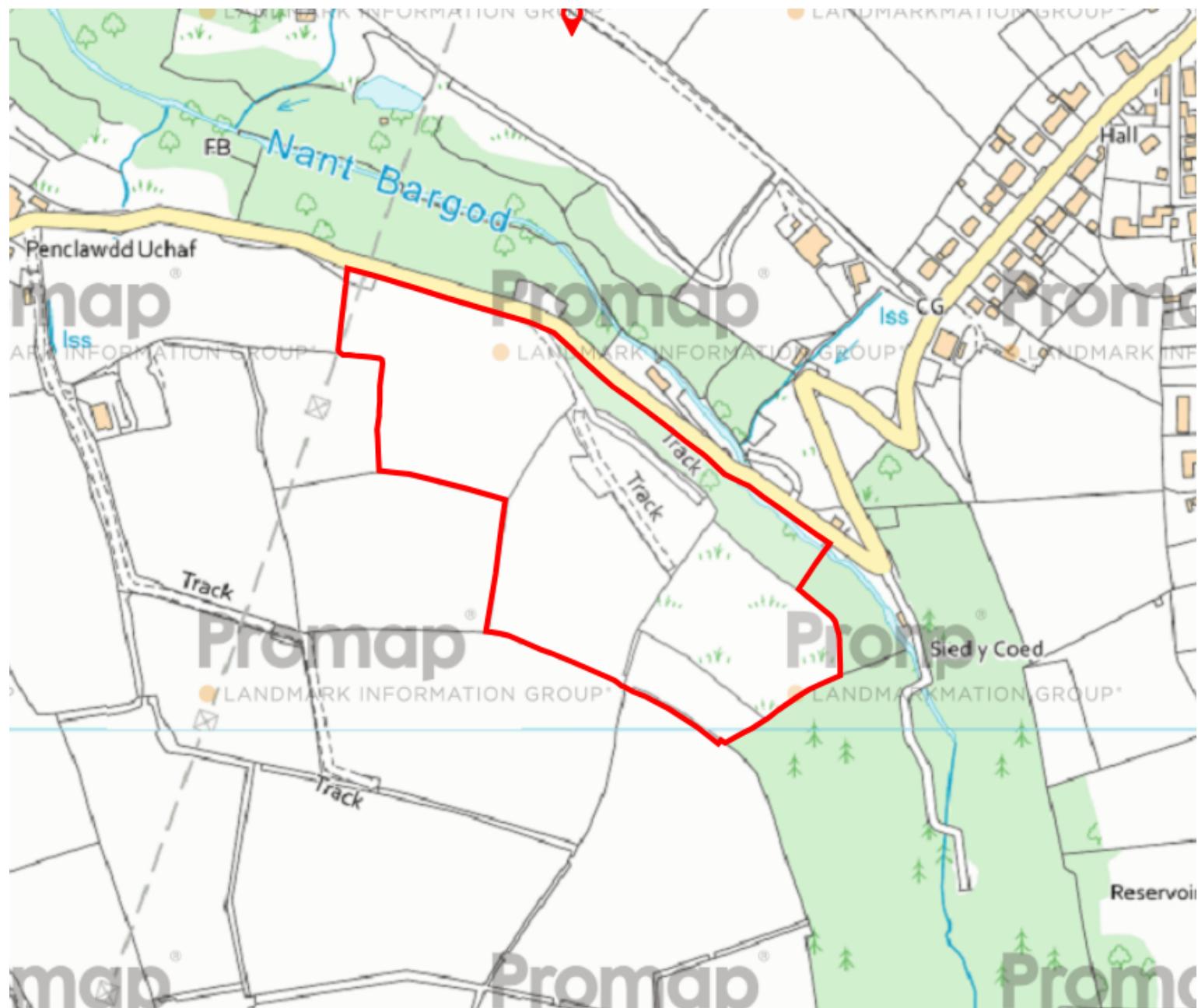
To keep up to date please visit our Website, Facebook and

Instagram Pages

Services

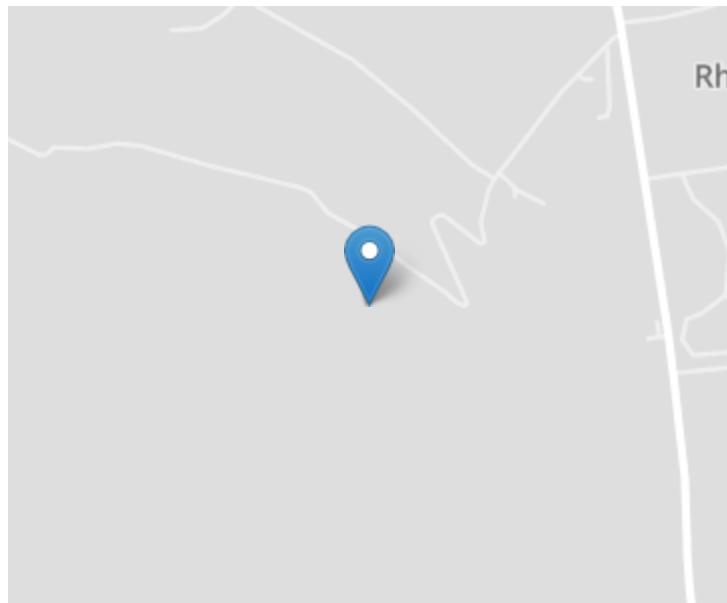
Natural Water supply.





MATERIAL INFORMATION

Council Tax:	Has the property been flooded in last 5 years? No
N/A	Flooding Sources:
Parking Types: None.	Any flood defences at the property? No
Heating Sources: None.	Any risk of coastal erosion? No
Electricity Supply: None.	Is the property listed? No
Water Supply: Private Supply.	Are there any restrictions associated with the property? No
Sewerage: None.	Any easements, servitudes, or wayleaves? No
Broadband Connection Types: None.	The existence of any public or private right of way? No
Accessibility Types: None.	



Directions

From Llandysul travel south over the bridge into Pontwelly. Follow the road to the junction and turn right. Continue over the roundabout on the A486 towards Pentre-Cwrt. Drive through the village up the hill. At the junction at the top of the hill turn left. Pass the school on the left hand side and continue for another 600 meters passing the Lamb of Rhos on your righthand side. Take the next righthand junction, down into the valley and through some hairpin bends. Continue uphill passing two cottages, and the track can be seen as the first on the left hand side.

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

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