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RICS



Since 1989

*Rare opportunity of acquiring superbly positioned extensive parcel of 18.626 acres overlooking the Teifi Valley from an elevated position ideal for alternative and conservation/silvicultural use.*



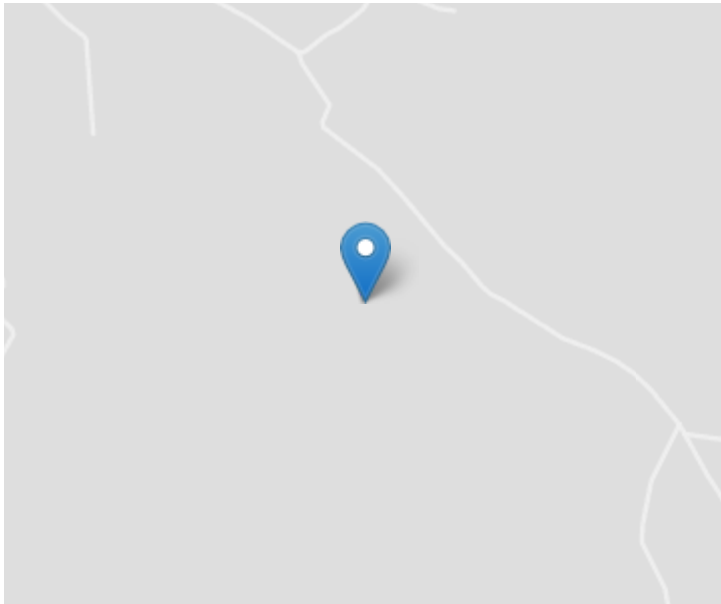
**Land adjacent to Caetwthiwr, Parc yr Rhos, Cwmann, Lampeter, Carmarthenshire. SA48 8EG.**

**A/5230/AM - Guide Price**

**£149,500**

\*\*\*A beautifully positioned parcel of extensive agricultural land.\*\*\* Approached via a shared hard based track with one other adjacent farm.\*\*\* Divided into a number of easily manageable field enclosures with own water supply and a conservation/wildlife pond.\*\*\* The land overlooking the Teifi Valley with far reaching views over the surrounding unspoilt countryside.\*\*\* ideal for an add-on parcel of land to an existing agricultural or country enterprise with scope for alternative uses subject to consent.\*\*\* In total the land is contained within a ring fence and is partially traversed by a "right of way" serving Caetwthiwr Farm but otherwise privately positioned secluded sheltered with natural water and contained within a ring fence.\*\*\* In total 18.626 acres (7.538 ha).\*\*\*

Freehold for sale by Private Treaty.



## The Land



## DESCRIPTION

The placing of the land as a parcel on the open market amounts to 18.626 acres (7.538 ha). This is beautifully situated overlooking the Teifi Valley from an elevated position. It is largely level to sloping land contained within a ring fence and divided into a number of conveniently sized field enclosures all laid to pasture including good natural and reliable water supplies together with a feature wildlife and conservation pond. This is a rare opportunity to acquire a secluded parcel of land that offers alternative use potential in the agent's opinion. Further details for creation of a holding are available on the Carmarthenshire County Council website and can be obtained by rural Planning Consultants recommendations.

The land is sold as agricultural land with scope and potential and would be a valuable add-on parcel to an existing farming enterprise in the region or for those with rural interests in mind.

Viewings can be conducted strictly by prior engagement with sold selling Agents, Morgan and Davies, Lampeter office: Tel: 01570-423623.

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

## Views to the West



## Land and views to the West



## The Wildlife pond



## MONEY LAUNDERING REGULATIONS

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.

## Directions

The property is best approached by taking A482 South to Cwmann over Lampeter Bridge turning the right by E and M Motor Spares onto the A485 Carmarthen Road, continue for approximately 0.5 mile and by St James' Church turn left signposted Parc yr Rhos, continue to Parc yr Rhos turning right over the bridge, continue along passing the Chapel on the right hand side and once reaching a cross-roads turn left up the hill, continue up this road "a no through road" until reaching a cattle grid and at the end of the road take the gate on the right hand side. Proceed onto the farm track.

**PLEASE BE AWARE THE TRACK SHOULD ONLY BE TRAVERSED WITH CARE AND THE AGENTS ACCEPT NO RESPONSIBILITY FOR DAMAGE TO ANY VEHICLES.** If you are unsure of rural driving it may be best to park and walk at this point. Continue along this track and you will arrive at the entrance to the land which also is care with Caetwthiwr smallholding.

The land is defined as marked by the Agent's plans.

