

Regulated by:



Since 1989

A very useful and prolific parcel of agricultural land in the North Carmarthenshire region. Close to Ffarmers, Llanwrda. In all 64.85 acres or thereabouts.



Dyffryn Lands, Ffarmers, Llanwrda, Carmarthenshire. SA19 8EX.

A/5078/AM

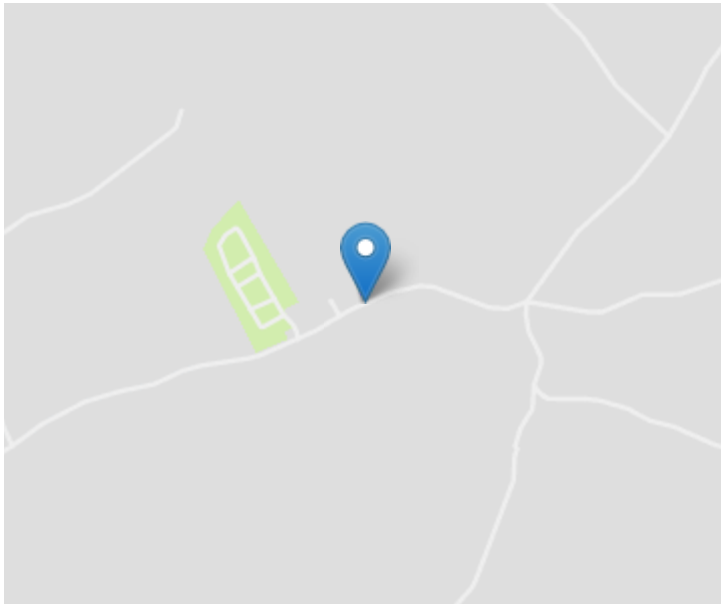
£385,000

*** A rare opportunity of acquiring a large parcel of land in North Carmarthenshire *** ideal for host of uses and valuable add on agri-business/farming opportunities *** Well maintained and farmed with stock proof fencing *** Good roadside access ***

*** Glastir Organic and Glastir Advanced Environmental Scheme qualifying *** Organically farmed and much improved over a number of years *** Divided into a number of convenient paddocks and enclosures *** Natural water with mains available *** A useful mixture of level and gently sloping pasture land ***

*** A valuable add-on usefully sized block to any agricultural enterprise *** Alternatively, the land would suit smallholders seeking to expand, conservation or other alternative uses ***

*** 11 miles from the A40 Fishguard to London trunk road at Llanwrda *** 9 miles from the University town of Lampeter ***



General Description

This is a great opportunity to either add on or to begin a new venture. This land offers a wide range of opportunities and will accommodate all types of livestock. The land is accessible by good roadside access to a council maintained highway and a right of way access point.

The land as a whole offers 64.85 acres or thereabouts with a mixture of level meadow land to gently sloping south facing land with the majority of areas accessible for machinery. The land has a good natural water supply with mains available but not connected. connected to mains water. The land as a whole has been well managed and farmed with good stock proof fencing throughout. Currently being farmed organically and previously been in agricultural schemes such as Tir Gofal and Glastir Advanced.

Alternatively, the land would suit smallholders seeking to expand, conservation or other alternative purposes enjoying a delightful rural location just 1 mile from the village of Ffarmers and within easy reach of local centres of population.



Gated Entrance



RIGHTS OF WAYS/EASEMENTS AND WAYLEAVES.

The land is sold subject to and with the benefit of all existing rights of ways, easements and wayleaves.

Tenure

The land is freehold and will be sold with full vacant possession on completion.

Directions

From Lampeter take the A482 South through the village of Cwmann and continue past Checkpoint Garage to the former Royal Oak Public House, turning left for the Village of Ffarmers. Turn for Ffarmers off the A485 and continue to the Village of Ffarmers, turning right opposite The Drovers Arms Public House. Continue on this road for approx 0.8 of a mile and the land will be located on the left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment with sole agents only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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