



11.68 Acres of Land adjoining Dolwerdd, Capel Iwan, Newcastle Emlyn, Carmarthenshire SA38 9NB

Guide Price: £120,000

Property Features

- A parcel of productive pastureland extending to 11.68 acres
- South facing gently sloping land suitable for grazing and cutting
- Double gated access and secondary gated access points
- Close to Capel Iwan and Newcastle Emlyn
- Of particular interests to livestock farmers, equestrian and for amenity purposes

Property Summary

An excellent opportunity to acquire approximately 11.68 acres of productive pastureland, located on the outskirts of the popular rural village of Capel Iwan and within easy reach of the bustling market town of Newcastle Emlyn. The land is arranged in one convenient block, accessed directly from an unclassified single-lane adopted highway via a double-gated entrance, situated less than 2 miles from the B4333, the main Newcastle Emlyn to Cynwyl Elfed road.



Full Details

Overview

An excellent opportunity to acquire approximately 11.68 acres of well-maintained productive pastureland, located on the outskirts of the popular rural village of Capel Iwan and within easy reach of the market town of Newcastle Emlyn. The land is arranged in one convenient block, accessed directly from an unclassified single-lane adopted highway via a double-gated entrance. Its location offers both seclusion and accessibility, situated less than 2 miles from the B4333, the main Newcastle Emlyn to Cynwyl Elfed road.

The land is divided into two well-shaped parcels, gently sloping and south-facing, currently laid to productive pasture, being suitable for both grazing and cutting purposes, making it highly versatile for various agricultural purposes.

The land would be of particular interest to local livestock / dairy farmers seeking a convenient block of land with good access, suitable for both grazing and cutting purposes, to supplement their existing holdings.

FURTHER INFORMATION

Tenure

Freehold with vacant possession upon completion.

Services

Natural water supply

I.A.C.S

We understand the land is registered.

Basic Payment Scheme

We understand that the property is registered for the Basic Payment Scheme. Entitlements are not 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 all 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 property is offered For Sale by Private Treaty and available as a whole.

Planning

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

Local Authority

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

Postcode / What 3 Words

SA38 9NB
heartless.tablet.sheets

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

