

Regulated by:



RICS



Since 1989

A convenient approximately 5 acre parcel of agricultural land. Outskirts of Saron, Llandysul, West Wales



Land at Cefn Canol, Saron, Llandysul, Carmarthenshire. SA44 5DU.

REF: A/5062/LD

£75,000

- *** An opportunity to acquire a small parcel of agricultural land *** A convenient approximately 5 acre parcel of land ***
Productive mostly level paddock with adequate natural shelter *** Roadside frontage with good access point ***
Delightfully positioned - Edge of popular Village *** Enjoying fine views over the Teifi Valley
- *** Currently one large paddock but easily split *** Prolific and productive - Recently being harvested for maize *** Water,
electric and drainage connection nearby (but not connected)
- *** An opportunity for a long term alternative use (subject to consent) *** Suiting Pony paddock, smallholding or various
leisure usage
- *** Short distance to the nearby Market Towns of Llandysul and Newcastle Emlyn and a 25 minute drive to Carmarthen and
the M4 Motorway *** An ideal add on opportunity to create a delightful country holding on the edge of a popular Village
*** Contact us today to view



MAIN IMAGE



LAND (FIRST IMAGE)



LAND (SECOND IMAGE)



LOCATION

The land is located on a quiet district road, a mile or so from the Village Community of Saron and Drefach Velindre, between them offering a good range of amenities. Saron adjoins the main A484 road which runs from Carmarthen, North, to the Teifi Valley Towns of Newcastle Emlyn and Llandysul, half an hour or so drive from the Cardigan Bay Coast with several popular sandy Beaches.

GENERAL DESCRIPTION

We are delighted to put forward this convenient parcel of approximately 5.5 acres of agricultural land enjoying a delightful position at the edge of the popular Village of Saron.

The land is of good productive value and with ample natural shelter and could provide itself to a range of uses, such as Pony paddock, suiting a smallholding or for alternative leisure usage.

The land has good roadside frontage and access point.

PLEASE NOTE

The land is being sold Freehold with full vacant possession completion. Purchasers are requested to note that the Vendor will covenant the land (partially shaded Red) with a clawback provision for a period of 20 years based on 20% of the increase in value for alternative development if consent is obtained for commercial or residential use. Please apply to the Sole Selling Agents for details.

ACCESS POINT



Services

Currently no service connection. Electricity, water and drainage believed to be available nearby but not connected.

Directions

Travelling on the main A485 road from Carmarthen, North towards Newcastle Emlyn, when you get to the Village of Saron proceed until you see the Public House on the right hand side. Take the left hand fork opposite alongside a Chapel towards Drefach Velindre. Proceed down the road for half a mile or so until you get to a cluster of houses. The land will be positioned accessed on your left hand side before entering the small Hamlet, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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'.

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