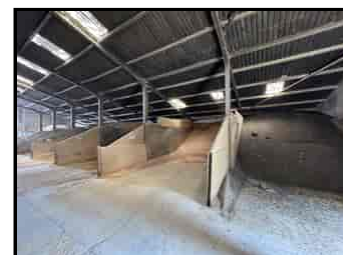


Unique stand alone commercial building with adjoining farmland with potential for further expansion. Whitland. Near Carmarthen and Pembrokeshire. West Wales.



Cilherwydd Industrial Shed and Land, Llanboidy, Whitland, Carmarthenshire. SA34 0ED.

£500,000
C/2363/RD

****Unique stand alone commercial building****Set within 11 acres**Industrial site measuring just under 1 acre or thereabouts* 9,160 sq.ft. steel portal frame building finished in concrete walls and box profile cladding**Currently compartmented into several storage bays and houses a motorised blender/crusher** External concrete yard for parking and turning**Cast iron weigh bridge**Private gravel track access from the adjoining county road**Outstanding views over the adjoining countryside**2 x separate agricultural parcels measuring 11 acres in total ** Peaceful and quiet surroundings** 5 minutes drive to Whitland and the A40 trunk road**Sitting on the borders of Carmarthenshire and Pembrokeshire **Excellent Strategic Location**

The property is situated 5 minutes drive north of the market town of Whitland with a good level of local amenities and services including educational facilities, traditional high street offerings, supermarkets, agricultural livestock market, industrial estates and employment opportunities. Carmarthen, the main strategic town in West Wales is some 20 minutes drive from the property with wider connections to the A48 and the M4. The towns of Haverfordwest and the ferry port of Fishguard are within 45 minutes drive of the property.



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Tel:01267 493444
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MAIN BUILDING

Main Building

Measuring 9,160 sq.ft.

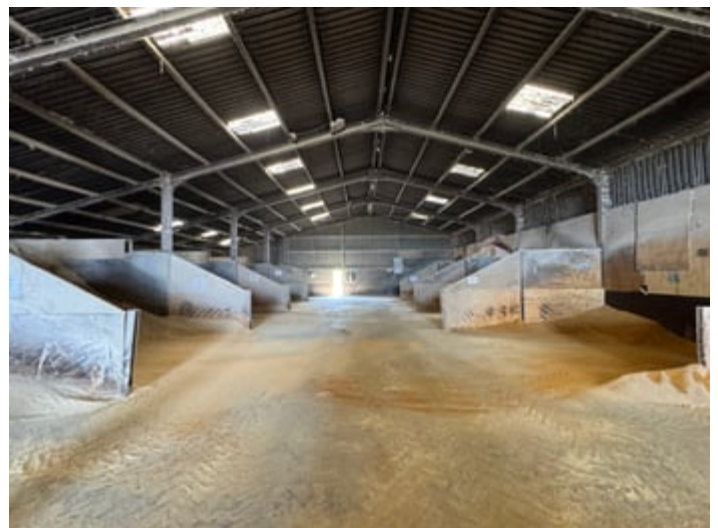


Front Operating Area



40' 0" x 76' 0" (12.19m x 23.16m) with 16' wide x 23' high sliding steel doors, 26' to ridge, concrete base, open plan to:

Storage Area





90' 0" x 68' 0" (27.43m x 20.73m) with steel frame cubicles, box profile roof, shutter concrete walls, rear door, side lean-to with further storage bays.

EXTERNALLY



THE LAND



The property is accessed via gravelled track serving the agricultural fields as well as the industrial unit leading down to the concrete handling area with 45' x 9' fully functioning weigh bridge, gravel and concrete turning area to front of the main building and side footpaths leading through to lean-to storage areas and WC facilities with septic tank.

The Cilerwydd site has for many years been utilised as a collection and distribution of livestock fodder. The local planning authority has acknowledged that the site has light industrial use and is rated as such.





Measuring approximately 11.1 acres split as 3.9 acres and separate 7.2 acres paddock with potential 3 phase connection from the adjoining fields.

The land is currently used for grazing purposes and currently let out on an annual basis.

The land is gently sloping enjoying a southerly aspect.

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.

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'.

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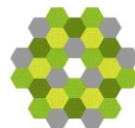
Services

Mains electricity and water connected together with private drainage (septic tank).

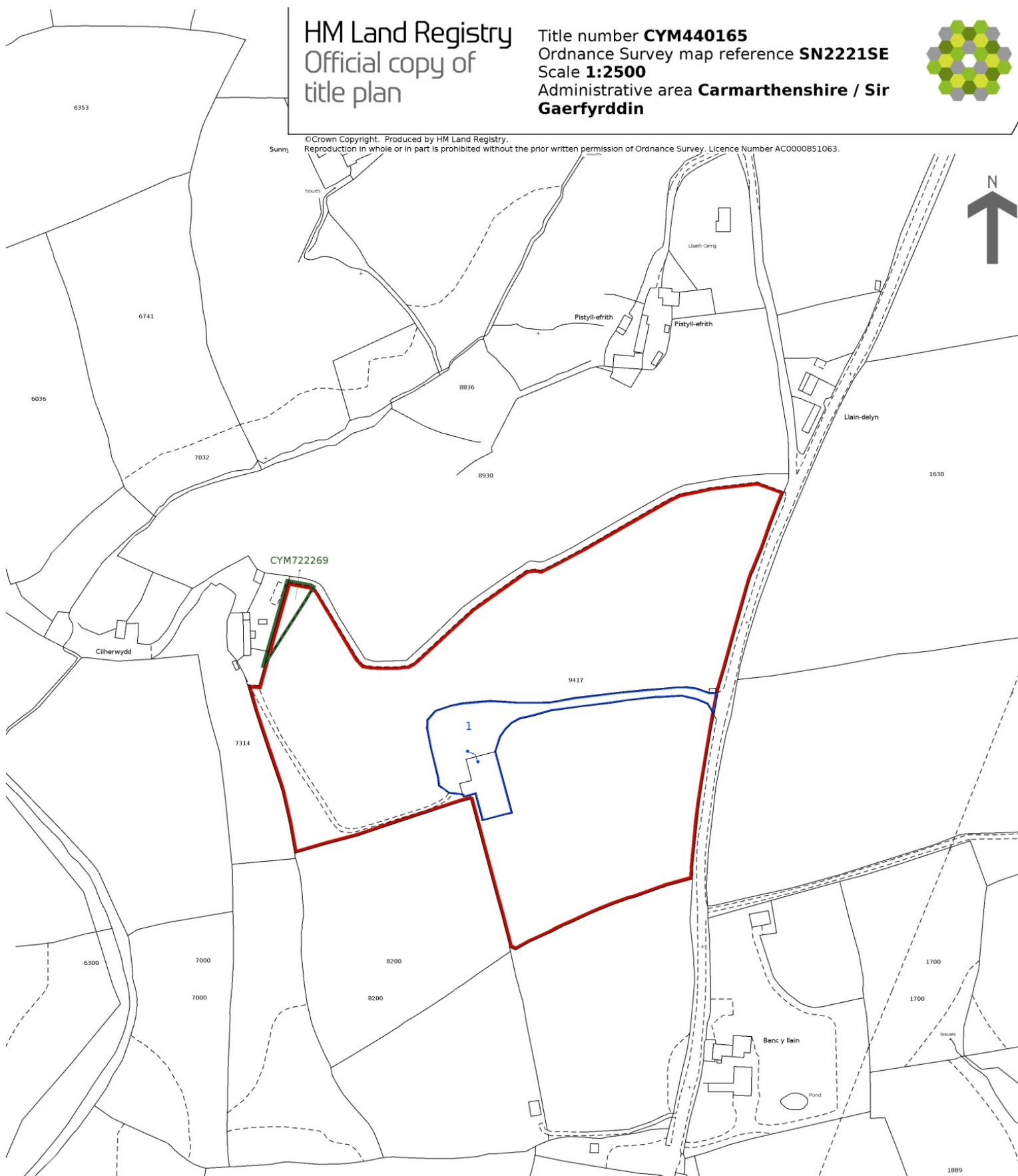
Tenure - Freehold.

HM Land Registry
Official copy of
title plan

Title number **CYM440165**
Ordnance Survey map reference **SN2221SE**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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MATERIAL INFORMATION

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From the A40 head Whitland head north along the main roundabout on a country lane and continue for approximately 2 miles and Cilerwydd is easily identifiable on the left hand side as identified by Agents for sale board.

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

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