

55 Acres of Agricultural Grazing Land. 2 Derelict Stone barns with planning to convert to Residential Holiday Use. West Carmarthenshire on the Pembrokeshire border.



Oaklands Gors Farm Barns, St Clears, Carmarthen. SA33 4AX.

**£750,000 Offers in Region of
A/5344/NT**

Beautiful location on the Carmarthenshire and Pembrokeshire Borders. 55 Acres of good quality growing/grazing land in one block. 2 x Barns with planning to convert to Residential Holiday use. Some superb rural views to front of the property and situated in a popular area at the gateway to Pembrokeshire just outside St. Clears and off the main A40 dual carriageway connecting Fishguard to London via the A 40 dual carriageway to M4 (22 miles). ***Full Planning Permission Granted copies of which are available from the selling agents. There may be further potential as a camping or glamping business subject to planning consents. ***

***2 Miles from St. Clears and conveniently situated off the A 40 road giving good easy access to the Popular destinations along the Pembrokeshire coastline including Pendine, Laugharne, Saundersfoot and Tenby. ***



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Agents Comments

An excellent opportunity for the conversion of 2 barns to holiday use with Full planning permission granted for conversion to a 4 bedroom and a 2 bedroom conversion. There is an option to purchase the property with less land having the yard and adjoining paddock with it. Details from the agent.

Location

Conveniently situated on the outskirts of St. Clears with the centre being 2 miles approx. The convenient location gives easy access to Whitland and through to Fishguard for the Rosslare boat crossing to Ireland. St. Clears is 2 miles with excellent day to day facilities, The county and market town of Carmarthen is 11 miles. Whitland is 5 Miles, Laugharne famed for its Dylan Thomas connections 7 miles, Pendine is 12 miles famous for its land speed records on the large sandy beach. The ever popular Pembroeshire coastline with destinations such as Saundersfoot and Tenby are 15 and 17 miles respectively.

Planning

Full Planning Permission is Granted for Demolition of Concrete Blockwork additions and Detached Steel Frame Barn. Conversion of remaining Redundant Agricultural Buildings Constructed of Traditional Stonework Into 2 Units of Holiday Accommodation. To application number W/36486 dated 30/04/2018. Copy of which is available on request or via the Carmarthenshire County Council web site.

Barns

Range 1

Stone and Slate Range 14.7 meters x 5.08 meters & 5 meters x 5.08 meters with loft over.

Concrete Block and asbestos Roof 24 meters x 6.4 meters & 11.9 x 6.4 meters.

Stone & Slate Former Milking Parlour 8.8 x 5.1 meters.

Stone and Slate 4.4 x 3.6

Range 2

Stone & Corrugated Iron 14.7 x 5.4 meters

Services

Mains water and electric are available but prospective purchasers are advised to make their own investigations regarding connection charges before making an offer. Private Drainage.

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

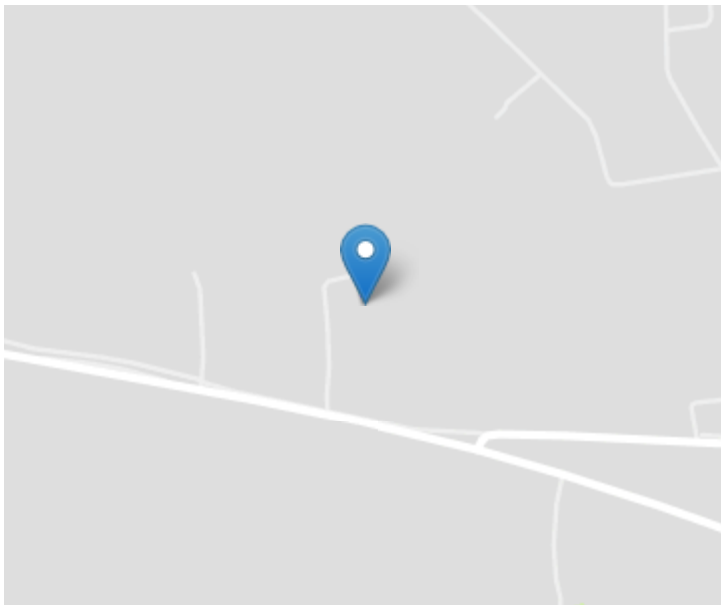
Directions

From Carmarthen take the A 40 west towards St. Clears.
Travel 10 miles and at the main roundabout in St. Clears take the 2nd junction off towards Whitland and follow the A 40.
After half a mile the entrance will be found on the left hand side just after the termination of the two lane filtering back to one.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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' .

To keep up to date please visit our Website, Facebook and Instagram Page.



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

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