

22.5 Acres of Land. Potential Conservation Profit. Gwendraeth Fawr River part of Boundary and Runs Through With Fishing rights Included. Level Land With Access From Country Road. Salt Marsh Land With Good Wildlife Habitat.



**22.5 Acres Land Formerly Part Glanrhyd and Morfa Farm, Kidwelly,
Carmarthenshire. SA17 4RN.**

**£150,000 Offers in Region of
A/5492/NT**

22.5 Acres of Level marsh grazing land capable of good growing quantities. Potential for Conservation Profit. Level land Bounded in part by the Gwendraeth Fawr river with fishing rights off the bank. The land is in good heart with mature hedge lines split into conveniently sized fields. Over a 1000 meters of river bank with fishing right included some double bank and single bank fishing for trout, sewin and salmon on the Gwendraeth Fawr river. Convenient Location Between Carmarthen, Cross Hands and Llanelli. Situated off a country road just off the B 4308 road running between Kidwelly and Trimsaran



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CARMARTHEN
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Location

Two agricultural accesses off a country road known locally as Capel Teilo Road and situated between Trimsaran and Kidwelly 2 miles approx. just off the B 4308. Located by the famous Spudders bridge. Pembrey Country Park is 5 miles approx.

Land

Good growing level land which is divided and bounded in places by the Gwendraeth Fawr River. Capable of good growing qualities being on the plain of the River Gwendraeth Fawr. Known to flood at times to enrich the soil and give the superb taste for salt marsh lamb and beef. The land is equally suitable for equestrian uses. There is a man made bridge connecting the two sides of the river made of steel and railway sleepers. Could be split if required with 2 separate accesses off the country road.



River

Over 1000 meters of river bank on the Gwendraeth Fawr River with Fishing rights. Well known for trout, sewin and salmon. The river bed is within the tidal area and considered Crown Property.



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 License and a Creadas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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

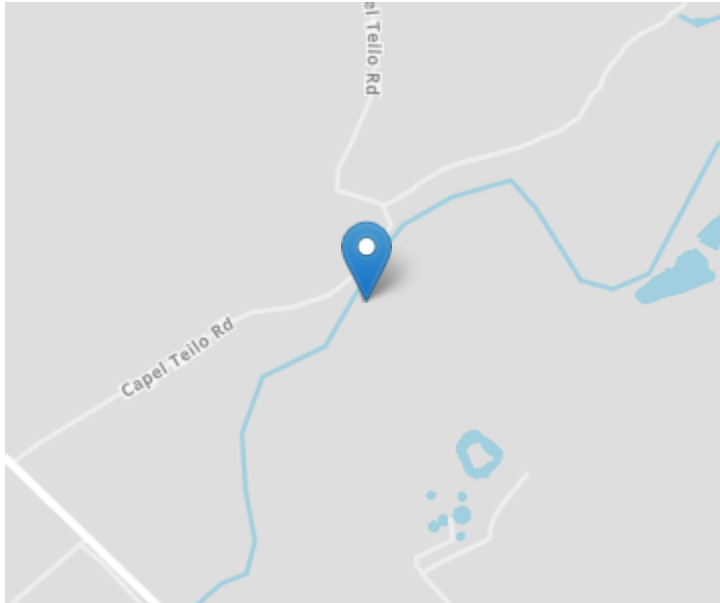
Any risk of coastal erosion? No

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

Directions : From the by pass on the edge of Kidwelly turn onto the B4308 towards Trimsaran. Travel for approximately a mile having passed the yard gone over the steel bridge turn left into Capel Teilo Road. Carry on for 200 yards and the gate will be found on the right hand side shown by a for sale board.

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

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