



Land forming part of Craig Y Deilo, Llanddowror, St Clears, Carmarthenshire SA33 4HL

£45,000 For Sale
Property Features

- ** Rare opportunity on edge of popular village **
- Approx 7 acres of sloping grazing land
- Excellent access via a concrete hardstanding track and handling facility.
- Mains water connection
- Edge of Llanddowror village - 0.5 miles from A477 (St Clears to Kilgetty trunk road)
- 2.5 miles from the centre of St Clears
- Suitable for grazing, amenity and conservation purposes or as a pony paddock.

Property Summary

An opportunity to purchase a parcel of sloping grazing land extending to approx. 7 acres (2.83 hectares) contained within two fields, with excellent concrete track access off adopted highway and mains water connection.



Full Details

Description

The land extends to approximately 7 acres contained in two enclosures, being predominantly north facing and sloping in nature, laid to grass with scrub areas, bordered by mature mixed broadleaf woodlands. The land benefits from excellent access off an unclassified adopted highway, with the benefit of a concrete entrance track and handling facility.

The land would be suitable for a range of uses to include amenity, recreational, conservation purposes and as a pony paddock.

Situation

The land is situated on the periphery of the popular village and community of Llanddowror, within ½ a mile from the main A477 trunk road (St Clears to Kilgetty highway) and within easy reach of the town of St Clears and the A40 dual carriageway, situated 2.5 miles to the north – east

Further Information

Tenure

The land is held on a freehold basis with vacant possession upon completion.

Services

Mains water supply.

Basic Payment Scheme

We understand that all the agricultural land is registered for Basic Payment Scheme.

Wayleaves, Easements and Rights of Way

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

We understand that a petroleum pipeline transverses the land.



Plans, Area & 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.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

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

Method of Sale

The land is offered for sale by Private Treaty.

Directions

From St Clears roundabout, head 1.50 miles south - west along the A477 trunk road and take the first left turning signposted for Llanddowror. Continue into the village for 300 yards and at the junction in the centre of the village, turn right before the Public Toilets and Bus Stop. Proceed on this road over the bridge, out of the village and up the hill and the land can be found on the left hand side identified by Rees Richards For Sale / Ar Werth board, before the A477 bridge / flyover.

Viewing

Strictly by appointment with the sole selling agents Rees Richards & Partners.

Please contact Carmarthen office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021

Email: rhys.james@reesrichards.co.uk

