



**46.96 Acres (19.00 Hectares) Versatile Agricultural Land
Sarnau, Llandysul, Dyfed, SA44 6PX**



46.96 Acres (19.00 Hectares) VERSATILE AGRICULTURAL LAND

Sarnau, Llandysul, Dyfed SA44 6PX

Guide Price: £470,000



An excellent opportunity to acquire a productive and most versatile block of agricultural land

- 46.96 acres (19.00 ha) in total
- Ring fenced block of land
- Productive pasture
- Natural water supply
- Versatile land which could be used in part for arable production

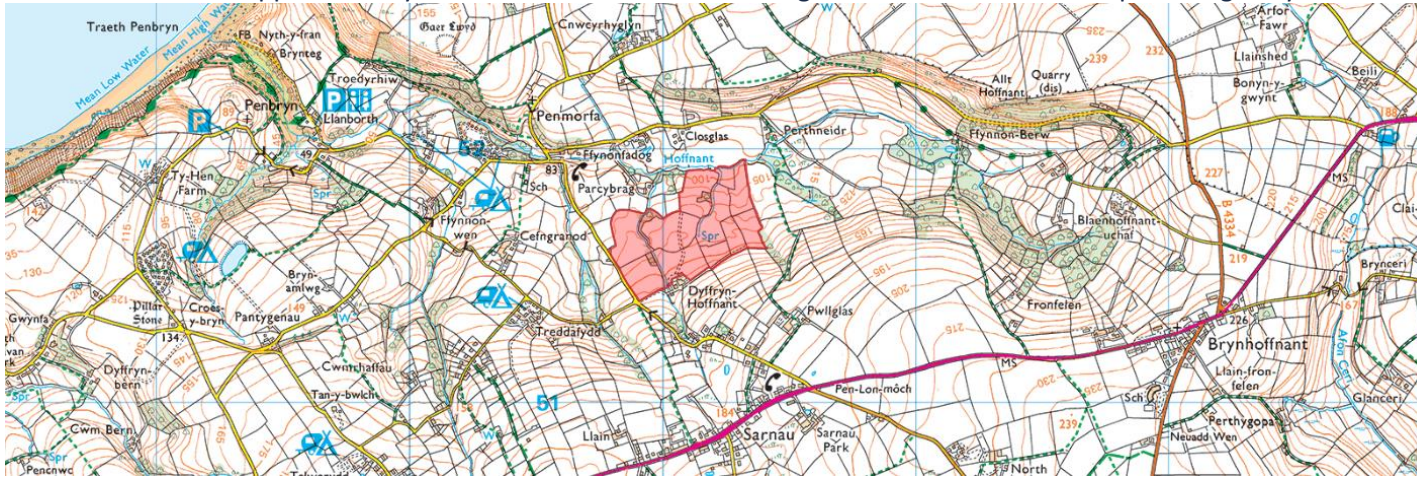
FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The land is situated approximately 0.5 miles north west of the village of Sarnau and the A487 public highway.



PROPERTY

The land extends to 46.96 acres (19.00 ha) in total and provides a block of most versatile and productive pasture land. The land is predominantly gently sloping in nature and is split into 11 enclosures. The land is bounded by mature hedgerows and stock proof fencing. The land has been silaged producing three cuts annually and provides excellent grazing ground.

ACCESS

The land is accessed from the council-maintained road which runs north west from the A487 and village of Sarnau. A right of access will be granted to the purchaser for agricultural purposes over the driveway of Dyffryn Hoffnant. The purchaser will be responsible for a share of the maintenance costs of the driveway.

SERVICES

The land benefits from a natural water supply by way of streams.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, lights, drainage, water and electricity supplies whether they are referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

In so far as they are owned, these are included in the sale.

METHOD OF SALE

The land is offered for sale as a whole by Private Treaty.

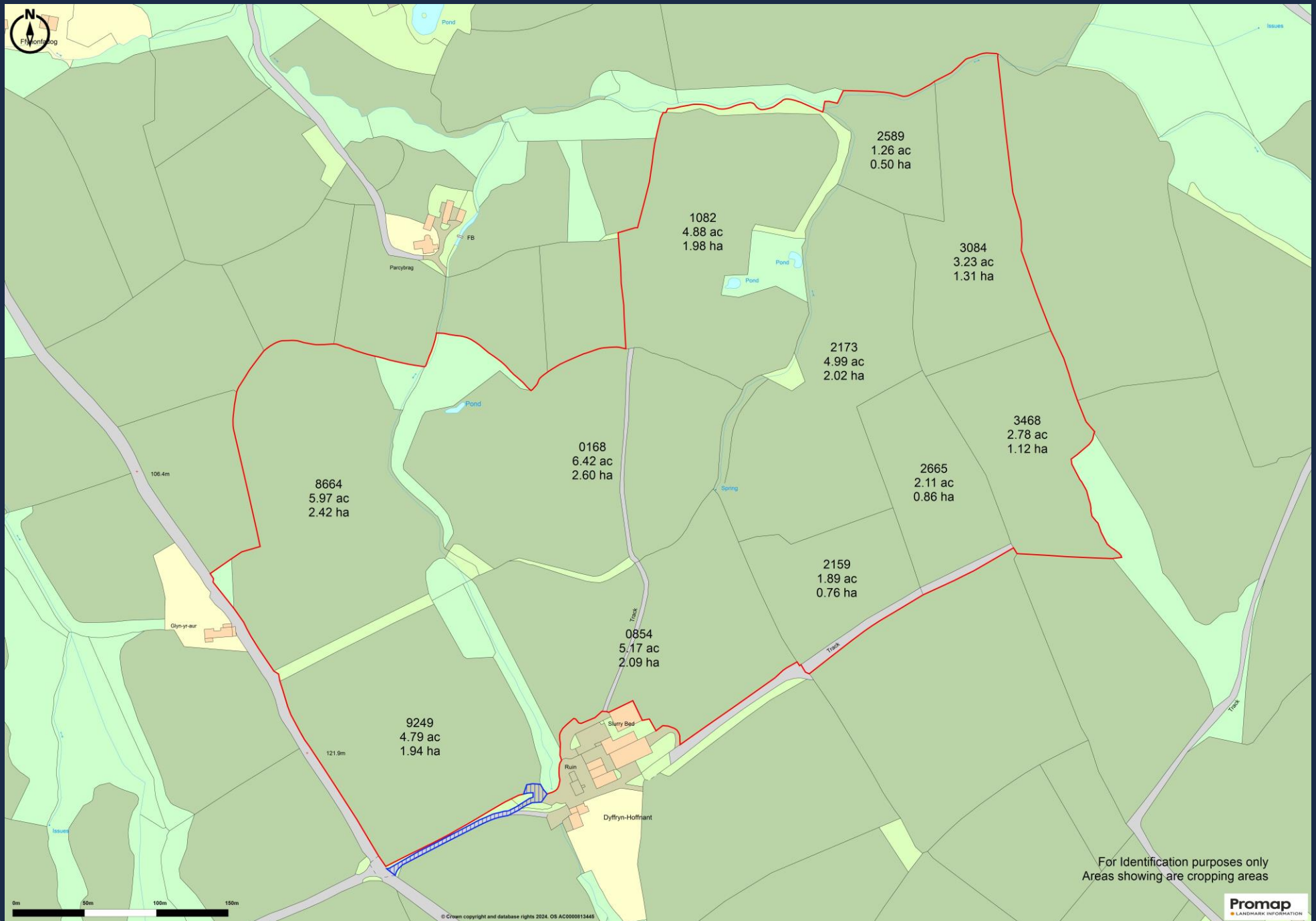
VIEWINGS

Strictly by appointment with the selling agents.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.





For Identification purposes only
Areas showing are cropping areas



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