



**26.66 acres of agricultural land FOR SALE at
Blaenycod Road, Carmarthen, SA33 6EG**



PROPERTY 26.66 acres at Breezy Bank, Blaenyrcoed Road, Carmarthen SA33 6EG

Guide Price: offers in the region of £185,000



- Productive agricultural grassland
- 2.5 miles north of Carmarthen, South of Carmarthen Golf Club.
- Two points of direct highway access including handling area
- Bridleway (55/8/1) within western edge
- Approximately 2.89 acres of woodland
- Mains water connection to one trough.
- Natural water courses
- Offered as a single block of land for sale by private treaty

Purchaser may be granted access to grass prior to exchange by separate agreement

	Ha	Ac
8459	1.08	2.68
8449	0.51	1.26
8851	0.09	0.23
9262	1.02	2.54
9447	0.72	1.77
9960	2.24	5.53
1052	3.1	7.66
1036	2.02	4.99
Total	10.78	26.66

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

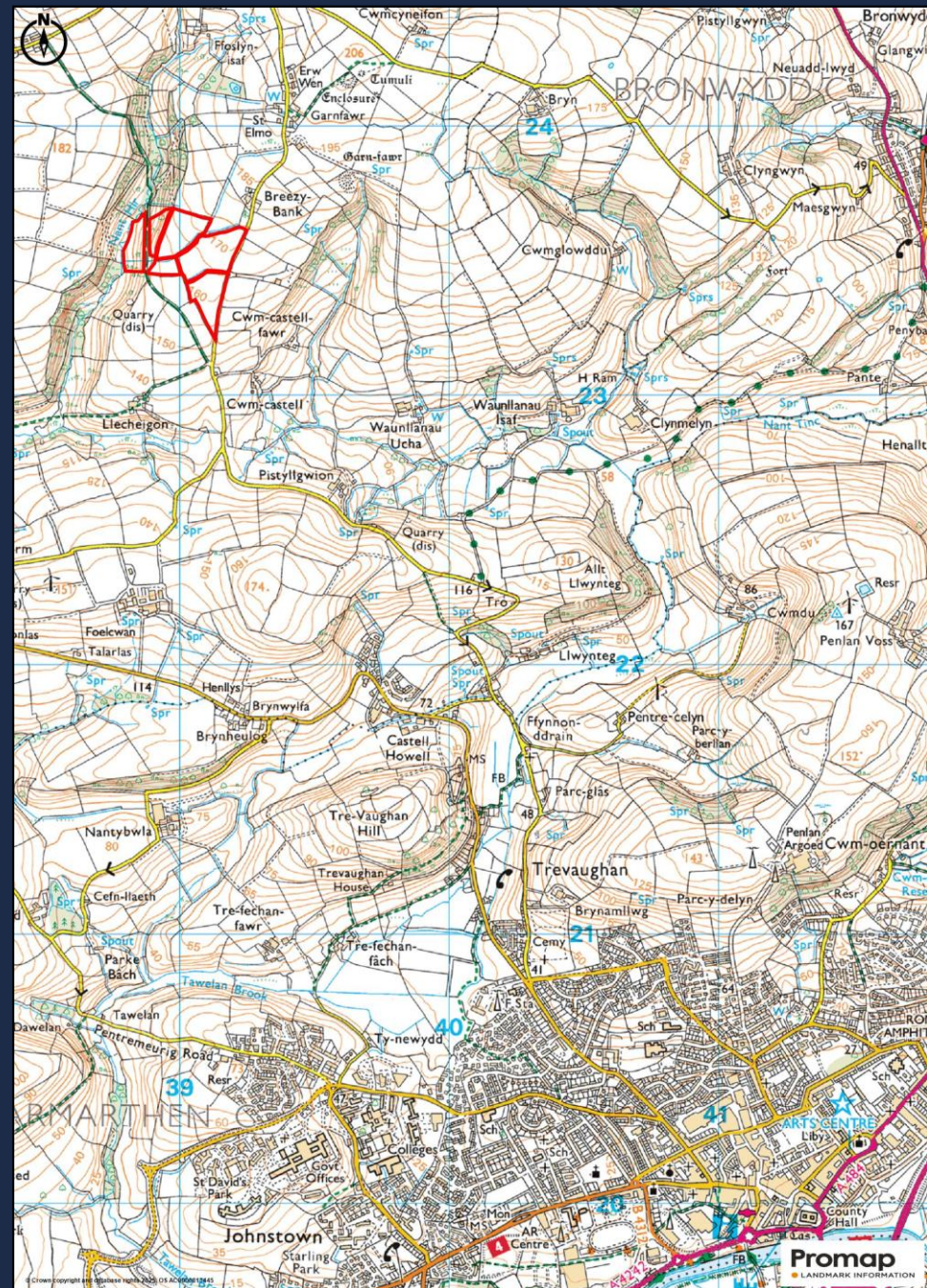
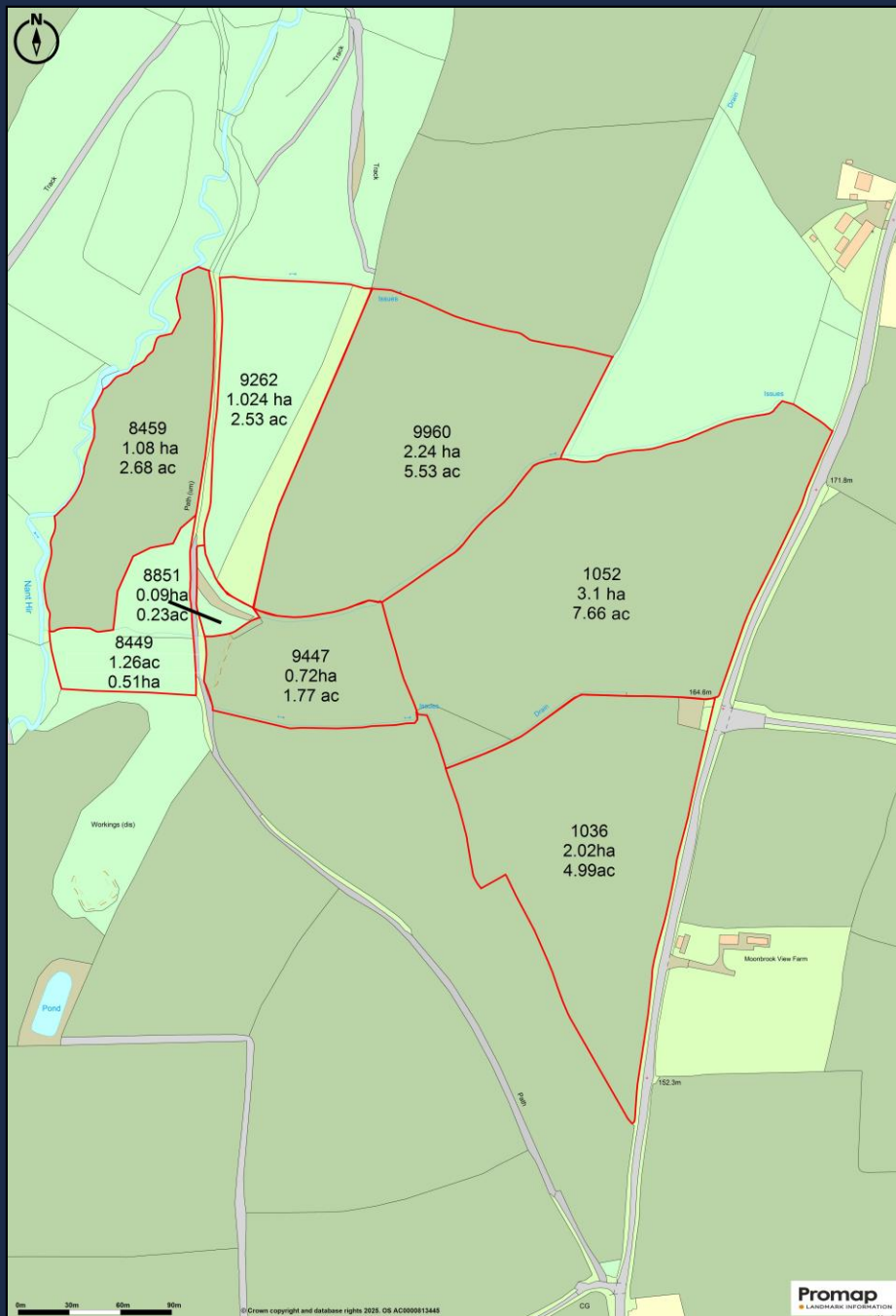
All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs 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.



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RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

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