

**7 ACRE FIELD FOR SALE PART OF ALLTYGRUG, LLANGAIN,
CARMARTHEN, SA33 5AY**



7 ACRES PART OF ALLTYGRUG, LLANGAIN, CARMARTHEN, SA33 5AY

Guide Price: Offers in excess of £70,000



- The land is situated approximately 5 miles from the town of Carmarthen, just off the B4312 road to Llansteffan.
- Productive Agricultural Grassland.
- Direct Highway Access.
- No Water supply.
- For Sale by Private Treaty.
- Neighbour private Right of Way through gateway (marked blue on map) and Public Footpath (marked green).
- Purchaser may be granted access to grass prior to exchange by separate

	Ac	Ha
3943	7.03	2.84
Total	7.03	2.84

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 5 miles from the town of Carmarthen, just off the B4312 road to Llansteffan.

What3words: /// ///revamped.uses.lemmings

Tenure and Possession

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

Sporting, Timber and Mineral Rights

Insofar as they are owned, these are included in the sale.

Local Authority

Carmarthenshire County Council

Rural Payments Wales

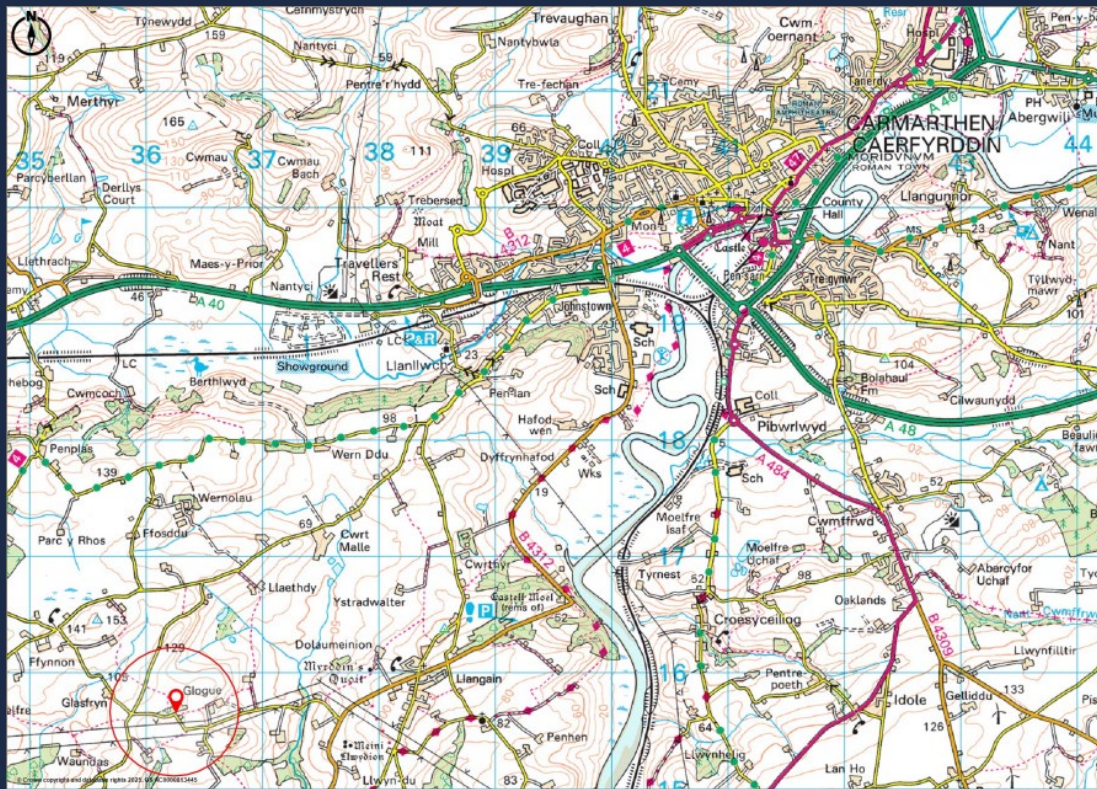
The land has been registered on the Rural Land Register. 2025 Basic Payment Scheme payment reserved to vendor.

Easements, Wayleaves and Rights of Way

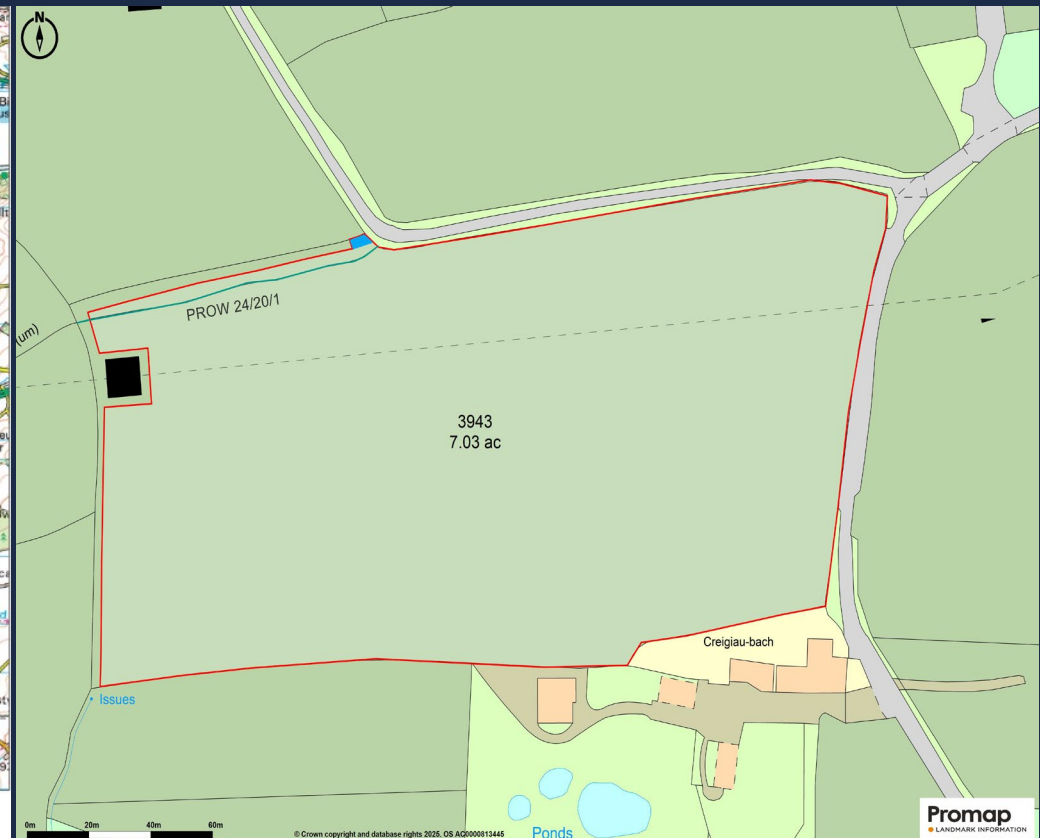
The property is sold subject to and with the benefit of; all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not. Ask agent for further details.

Viewings

Viewing is strictly by prior appointment with the sole selling agent.



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 LANDMARK INFORMATION Plotted Scale - 1:50000. Paper Size – A4



0m 20m 40m 60m © Crown copyright and database rights 2025. OS AC0000813445

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