

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

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Approx 6.38 Acres, Nr Ffos Wilkin, Four Roads, Kidwelly, Carmarthenshire, SA17 4SL **For Sale By Informal Tender.**

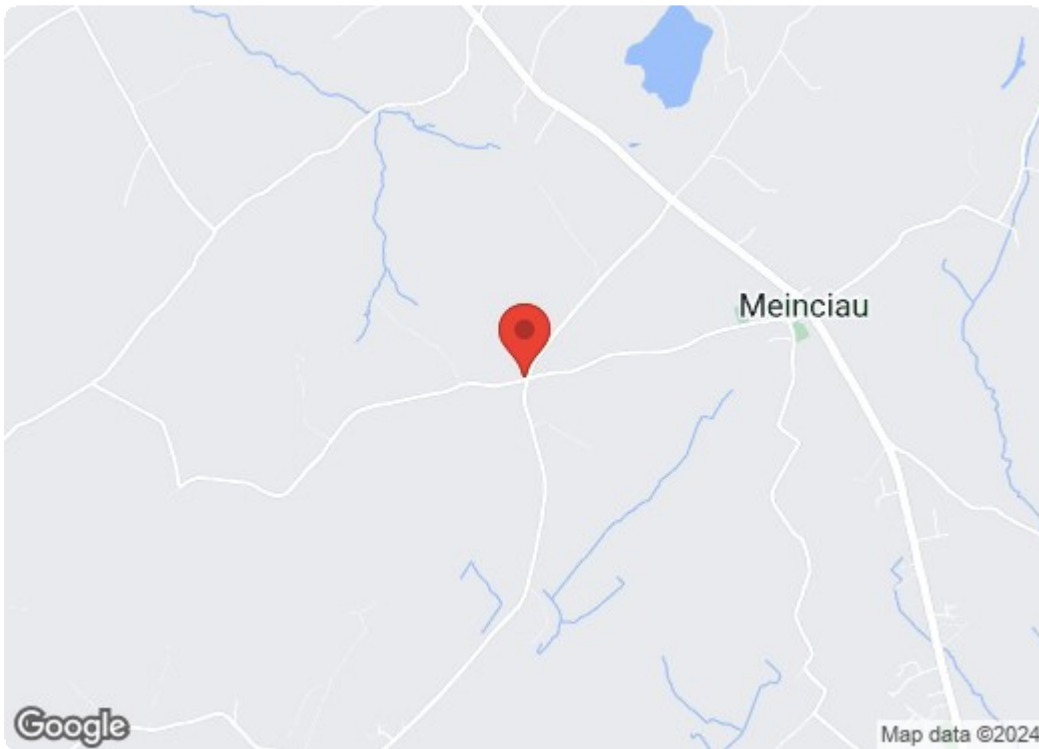
LOT 1. FOR SALE ON INSTRUCTIONS OF THE EXECUTORS OF THE FORMER OWNER. An approx 6.38 ACRE BLOCK of level to gently sloping grazing land near the villages of Meinciau and Four Roads. This lot is split into 2 enclosures – both with access onto a council maintained road. Of the whole approx 6.38 acres, we estimate that approx 3.46 acres is top quality clean grazing, while the remaining approx 2.92 acres is Grade 3/4 quality and would benefit from drainage. The block lies at approx 155 metres above sea level and is approximately 7 miles from the county town of Carmarthen and approx 9 miles from Llanelli. For sale by informal tender. Best and final offers to be received by the sole selling agents Evans Bros, 18A King Street, Carmarthen, SA31 1BH BY 5:00 PM ON THURSDAY 27TH JUNE 2024. Copies of tender packs are available on request from any Evans Bros office.

LOCATION & DIRECTIONS

///ushering.forum.flow Conveniently set at OS Grid Ref SN 452 106 adjoining a council maintained "C" road near the village of Four Roads and Meinciau. From Carmarthen, take the A484 south as if heading towards Kidwelly. After proceeding through the village of Cwmffrwd, bear left onto the B4309 and proceed for approx 4 miles - driving through the village of Pontantwn. Just after passing the quarry on the left, take the road on the right signposted "Fours Road and Kidwelly". Continue for approx half a mile and the fields will be seen on the right on the crossroads and identified by an Evans Bros "For Sale" board.

AGENTS NOTES

- 1) We are informed by the owners that there are no public Rights of Way over this land.
- 2) The total area is calculated as approx 6.38 Acres. If the exact area is important, interested parties are advised to satisfy themselves that this figure is accurate before submitting a Tender.
- 3) Although the land for sale is near "Ffos Wilkin" please note that the land does NOT belong to Ffos Wilkin.
- 4) We understand that the area for sale is marked on the Carmarthenshire Local Development Plan (LDP) as being well outside the village / town boundaries and the assumption therefore is that Planning Permission will NOT be granted. Tenders submitted "Subject To Planning" will therefore not be considered
- 5) Evans Bros generally upload details of properties to OnTheMarket.com at least 2-3 days before other portals.
- 6) Probate has been applied for, but not received yet. Please note that contracts cannot be exchanged until the Grant of Probate has been received.
- 7) A Tender Form is available by e-mail from any Evans Bros office, but the file is held at the Carmarthen office. Tel: 01267 236611.



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