



## Cilherwydd Industrial Shed and Fields , Whitland, SA34 0ED

Offers in the region of £575,000



The property comprises a generally level light industrial site amounting to approximately 0.90 acres or thereabouts, registered title number CYM440165 at grid reference SN 228 211, with a solid concreted compound, which stands a steel portal framed building, with part concreted walls and remainder steel box profile cladding which also extends to the pitched roof which incorporates clear sheets for natural light, in all having an overall internal floor area of approximately 743m<sup>2</sup>, which is compartmented into several storage bays and houses a motorised blender/crusher. Adjacent to the concreted yard is a cast iron weighbridge.

The land: Surrounding the yard is agricultural land, which is mainly laid to pasture and in all amounts to 12.42 acres or thereabouts, having been well stock proofed and fenced. Situated approximately 4 miles North of the A40 Trunk Road and approached off the district road via a consolidated hardcore track of approximately 100m in length.

Use: The Cilherwydd site has for many years been utilised for the collection and distribution of livestock fodder. The local planning authority has acknowledged that the site has a light industrial use and is rated as such.

Services: Mains electricity and water connected, together with private drainage (cesspit).

### RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not. We understand there is a public footpath that passes through part of the land.