



Lot 3 Land at Cefncoed Farm Eaglesbush, Cimla, Neath, SA11 2HS

Offers In The Region Of £375,000

An outstanding opportunity arises to acquire a superb parcel of prime agricultural land and established oak woodland set in highly convenient location within 2 miles of Neath. The land is approached over a private drive and is arranged in good size enclosures of level or gently sloping pasture which is capable of tremendous

yields of quality fodder over a long season. Much of the land has been reseeded with long general purpose leys and has historically been cultivated for potato and root/brassica crops. The whole extends to 56 acres or thereabouts and affords an unique opportunity to secure land of this quality in an area where land rarely

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becomes available.

Make the call, book an appointment to view today.



Council Tax Band: Exempt

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

VIEWING

By appointment with Morgan Carpenter 01558 821269

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

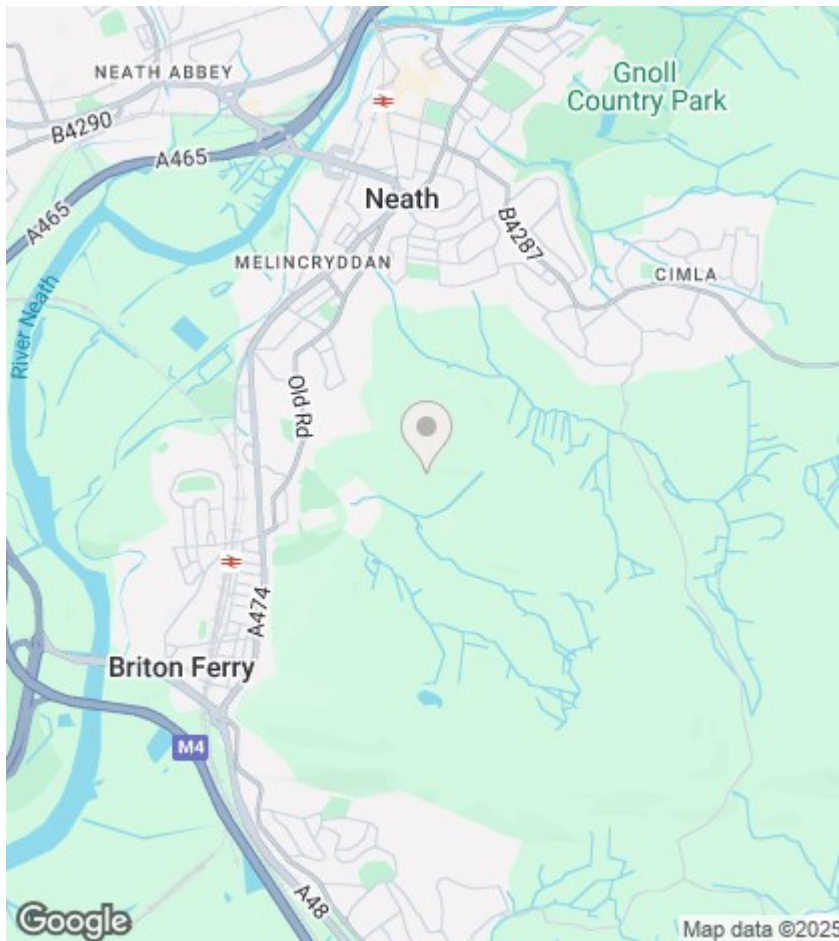
PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

WEBSITE

View all our properties on:

www.morgancarpenter.co.uk; www.zoopla.co.uk;
www.primelocation.com, or www.onthemarket.com



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

