



Land formerly part of Brafle Farm , Llandysul, SA44 5DE

**Price Guide £1,295,000**

\*\* Fine parcel of land extending to 129.5 acres or thereabouts in a ring fence \*\*

\*\* Good roadside access, being mainly level to gently sloping \*\*

\*\* Laid to pasture but suitable for cropping purposes \*\*

\*\* Available as a whole or in suitable parcels \*\*

\*\* Guide Price: £10,000 per acre \*\*

## Situation

Located in an agricultural area between the villages of Pentre-Cwrt, Bancyffordd, Rhos, Llangeler and close to the town of Llandysul. Benefitting from roadside frontage onto two council maintained roadways.

## Directions

Location plan attached.

what3words ///impose.caravans.angels - the location of the double gates providing access from the Bancyffordd roadway.

what3words ///hormones.decays.opts & rare.farms.spurring - additional gated access points along a minor council maintained roadway leading to Pentre-Cwrt

## Description

A very useful parcel of level to gently sloping land extending to 129.5 acres or thereabouts in a ring fence. Currently laid to pasture and used for cropping purposes the land is equally suited for fodder crops and/or arable production. Benefitting from good roadside access at three different points the land is in good heart and numerous enclosures have been re-seeded in the last few years.

## Services

None are connected to the land. A 33 volt power supply crosses the land.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council.

Entitlements: None are included with the sale.

Public Footpaths: Do cross the land.

## General Remarks

Very rarely do large parcels of land appear on the open market in the area and this is certainly an opportunity not to be missed. Available as a whole or in suitable lots, viewing is highly recommended.

## Anti Money Laundering and Ability To Purchase

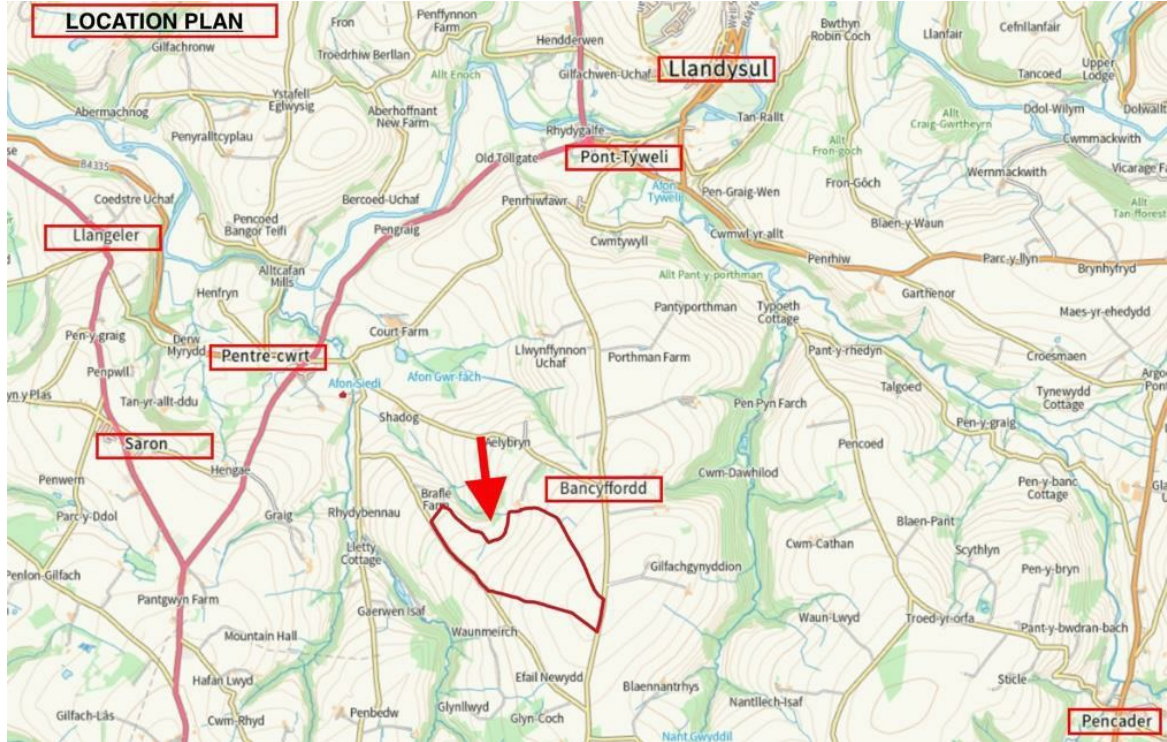
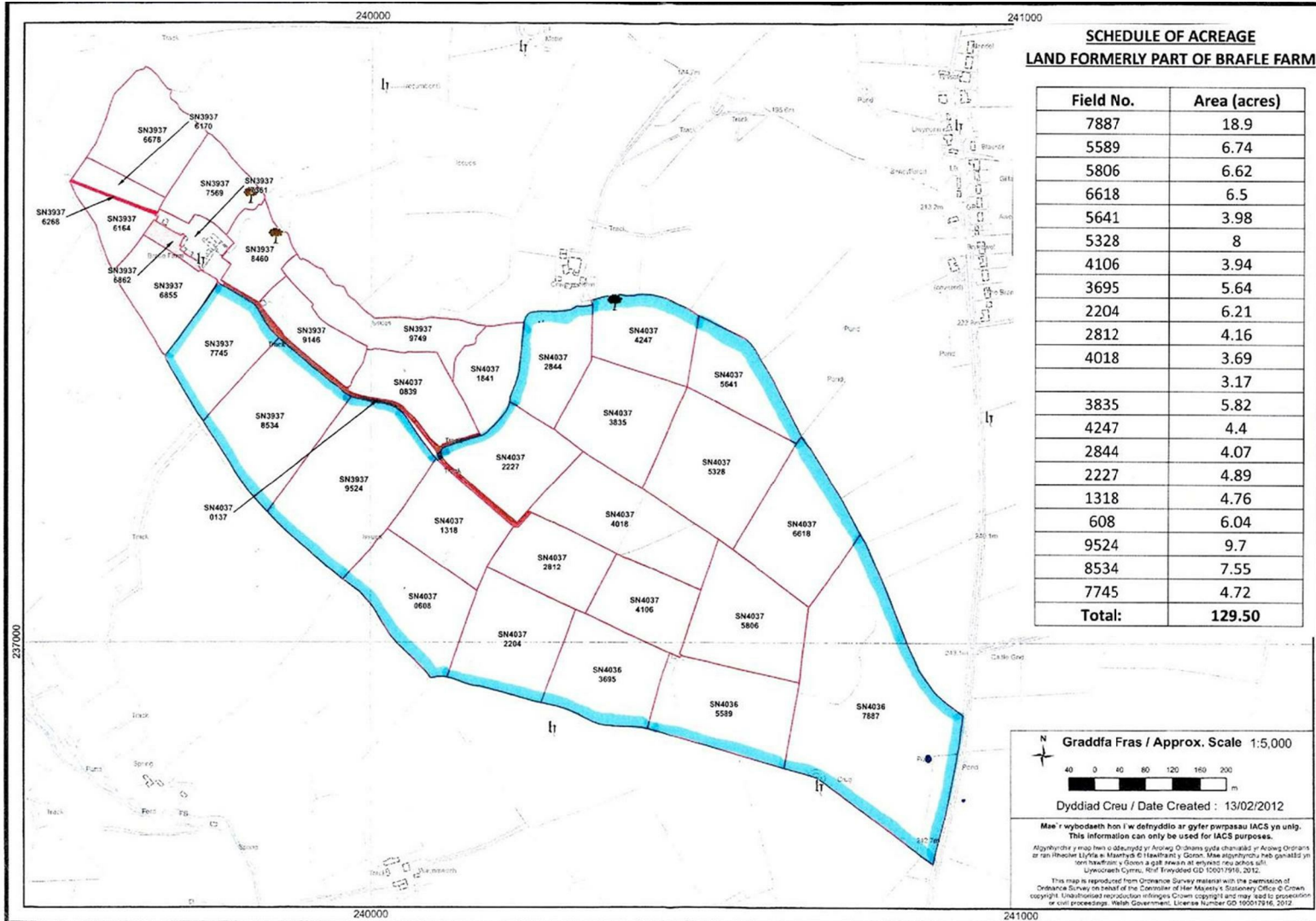
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





Land Plan - For Identification Purposes Only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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