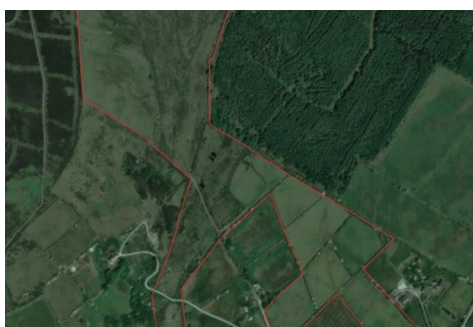
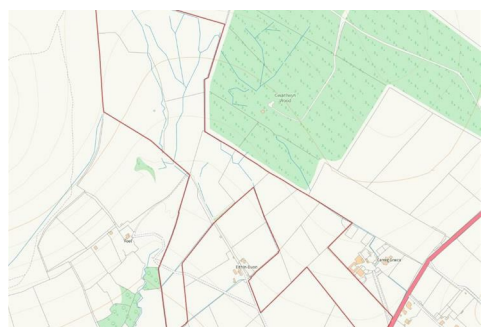
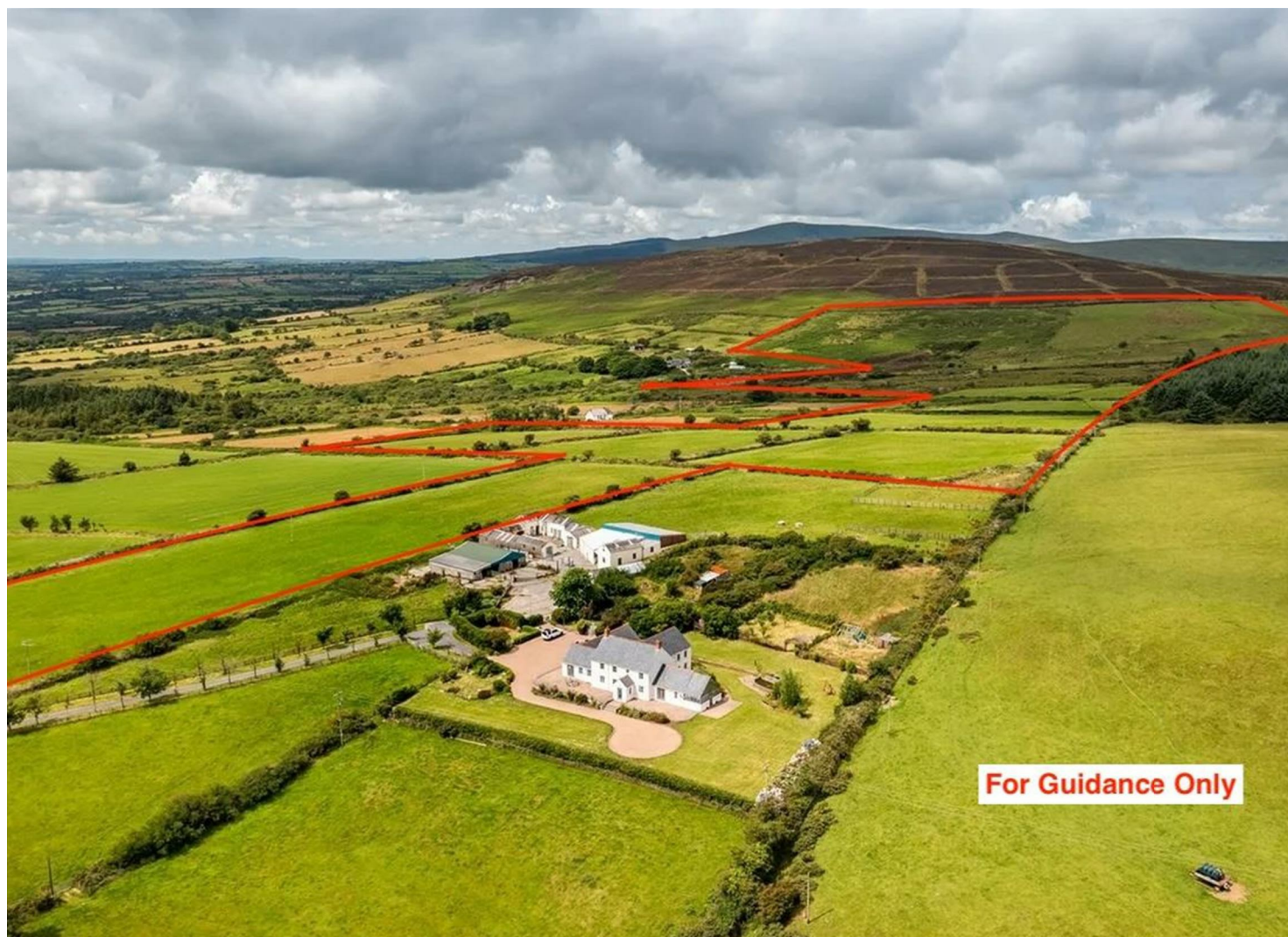




Carreg Gawrca , Glandwr, SA34 0UD

£425,000

This agricultural land presents a remarkable opportunity for those seeking to invest in rural property. Spanning a generous expanse, the land is ideally suited for various agricultural pursuits, whether you envision cultivating crops or raising livestock.

The tranquil surroundings of Glandwr offer a serene lifestyle, away from the hustle and bustle of urban living, while still being conveniently located near local amenities and transport links. The rich soil and favourable climate of the region provide an excellent foundation for agricultural development, making this land a promising prospect for both seasoned farmers and newcomers to the industry.

With its natural beauty and potential for productivity, this agricultural land is not just a piece of property; it is a canvas for your agricultural dreams. Whether you are looking to expand your current operations or start anew, this land in Glandwr is a rare find that combines opportunity with the charm of the Welsh countryside. Embrace the chance to cultivate your future in this idyllic setting.

Situation

Situated in the famous Pembrokeshire Coast National Park in an elevated position enjoying far reaching views over the surrounding countryside.

It is only about three miles south of the town of Crymych with everyday shops, secondary and primary schools.

Crymych is also known as the capital of Preseli, the area around the impressive Preseli Mountains that are part of the famous Pembrokeshire Coast National Park with its miles of stunning walks and beaches.

The A478 road is close at hand providing quick access to other neighbouring towns (Cardigan about 11 miles to the north and Narberth again about 11 miles to the south).

National railway connections are also available at Narberth and closer still at Clynderwen village that is only about 7.5 miles to the south.

The A40 is about nine miles to that south that connects you to the rest of South Wales via the M4 and beyond.

The Land

Extending to around 60 acres or thereabouts. The block of land is divided up into manageable fields for those wishing to keep horses, ponies and other animals, Spring water & a pond is on the land.

Agri-Environment Schemes

The Farm is not entered into any Schemes.

Sporting, mineral and timber rights

Sporting, mineral and timber rights over the land, so far as they are owned are included in the freehold sale.

Machinery, Fittings & Contents

Unless specifically described in these particulars, all machinery, fittings and contents are excluded from the sale though some may be available by separate negotiation. Further information is available from the vendor's agents.

Wayleaves, Easements and Rights of Way

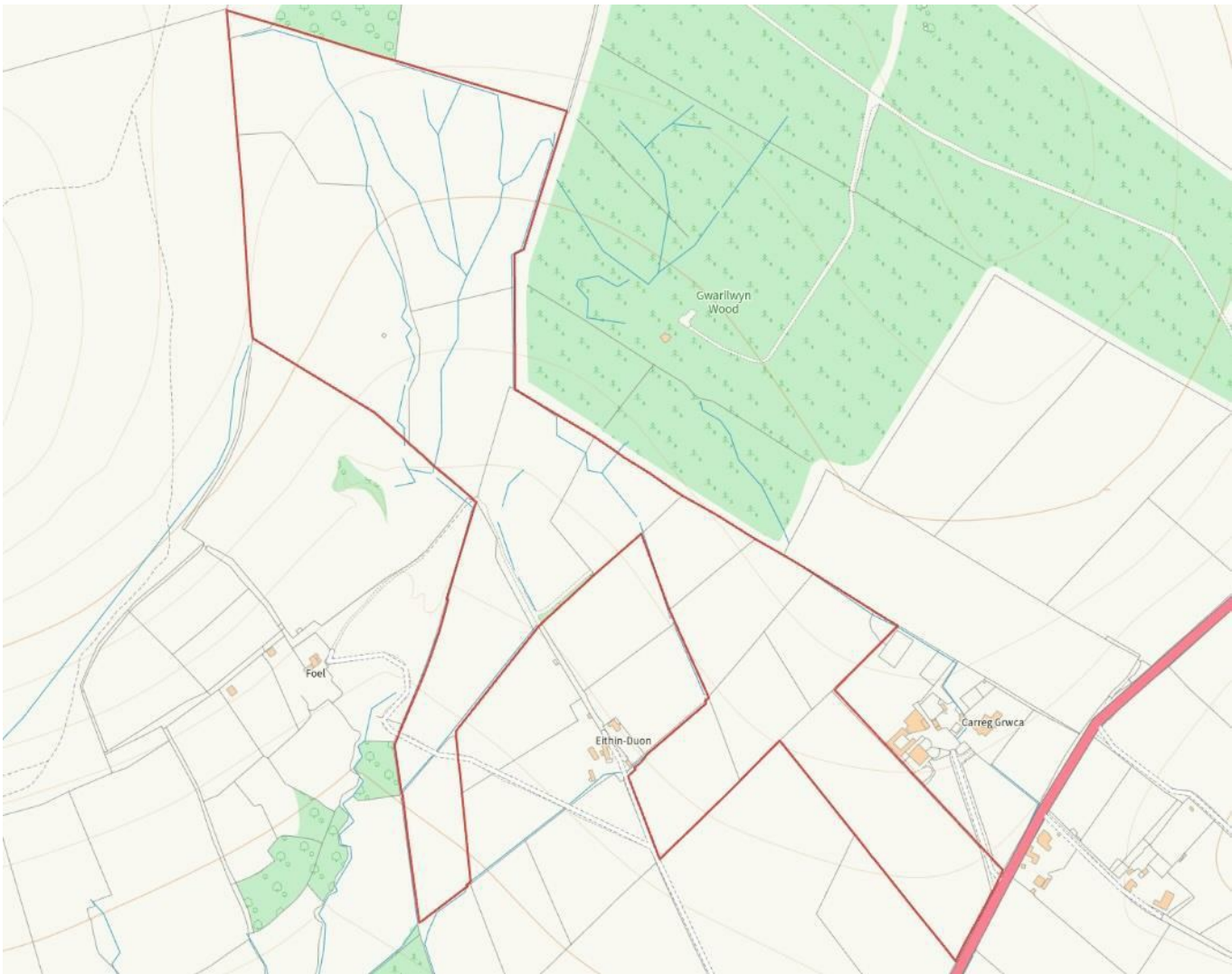
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

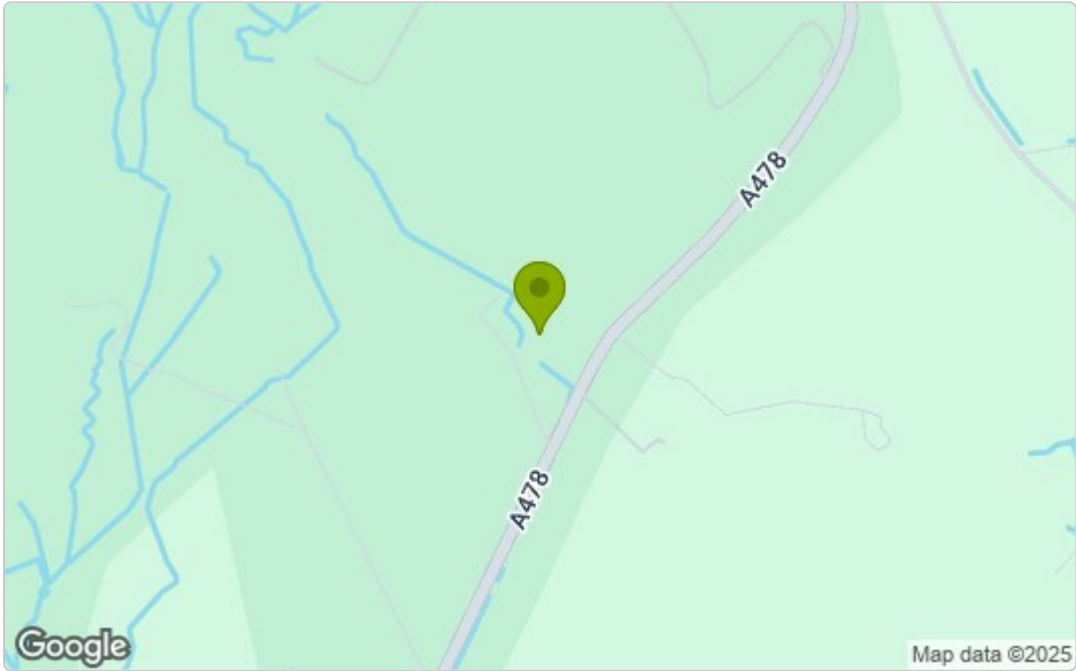
Any available plans, areas, and schedules are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as

to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

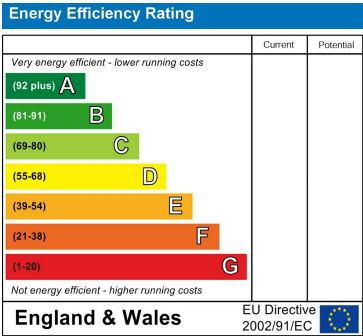
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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