



30 Acres Of Organic Land , Llanfallteg, SA34 0UJ

**Offers Over £350,000**

An opportunity to acquire a parcel of registered ORGANIC land amounting to approximately 30 acres, in a convenient setting and having the potential for grazing and cropping or perhaps some form of amenity use, subject to the necessary consents being obtained. The Land lies within easy reach of both Narberth and Whitland and several of the villages within the area and the A40 . Viewing is highly recommended.







### **Situation**

The Land occupies a most convenient setting, being located within a belt of highly regarded farmland on the border of the county of Carmarthenshire and lies within easy reach of the A40 and the small towns of Whitland and Narberth, which between them provide a range of services and facilities that cater for most everyday requirements. Also within easy reach are the villages of Clynderwen, Llandissilio and Llanboidy.

### **Option To Split**

Please note the seller of the land would consider possibly splitting the land. This is to be negotiated with proceedable buyers only.

### **Services**

There are no services connected. Natural water is available.

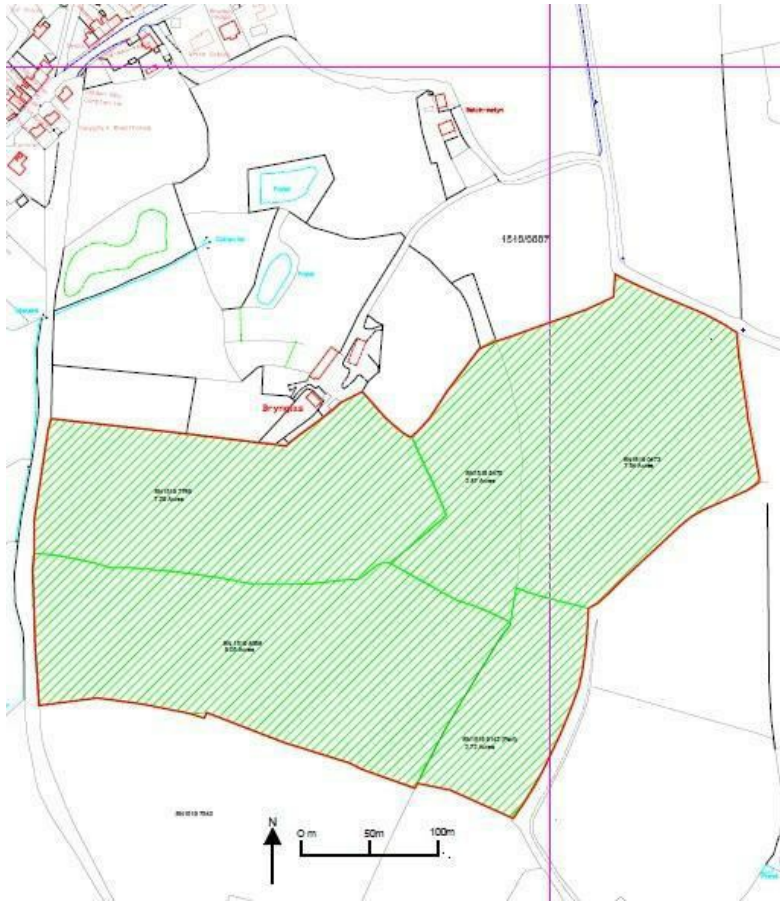
### **Tenure**

Freehold with vacant possession.

### **Directions**

From our Narberth office take the A478 to the Penblewin roundabout and turn signposted St Clears/Whitland on to the A40. Proceed to Llanddewi Velfrey and turn left following the sign posted Llanfallteg, proceed into the village of Llanfallteg, passing the pub on the left hand side, and proceed up the hill leaving the village properties behind you. Take the first right hand turning, and the land is signposted by our JJmorris for sale board along here.

## Land Plan



## Area Map



## Schedule Of Acreage



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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