



Land formerly part of Waun Backe Road, Carmarthen, SA33 4EU

Offers In Excess Of £300,000

A productive block of 44 acres or thereabouts

Access along Backe Road, St Clears

Suitable for both grazing and cropping purposes

Guide Price: £7,000 per acre.

Situation

Located along Backe Road a mile or so from the A477 roadway which provides an excellent road link to the A40 dual carriageway at St Clears and to the town of Pembroke Dock. A good range of services can be found at St Clears which cater for all day to day needs, whilst the town of Carmarthen is considered to be the administrative town for the county and provides a comprehensive array of commercial, educational and recreational facilities.

Directions

From the direction of Narberth proceed on the A40 roadway to St Clears. At the St Clears roundabout take the third exit signposted A477 Pembroke Road. Pass the Savoy Country Inn on your left hand side and after a short distance turn right sign posted Backe Road. Continue on this road for half a mile or so until you get to the right turning and go up the hill, turning right again at the top of the hill. Access to the land will be seen after a short distance on your left hand side next to the range of farm buildings. A location plan is attached for identification purposes.

Description

A parcel of mainly level to gently sloping agricultural land which extends to some 44 acres or thereabouts. Divided into useful sized enclosures, the land is suited to both grazing and cropping purposes.

Services

Natural water source only. No other services connected.

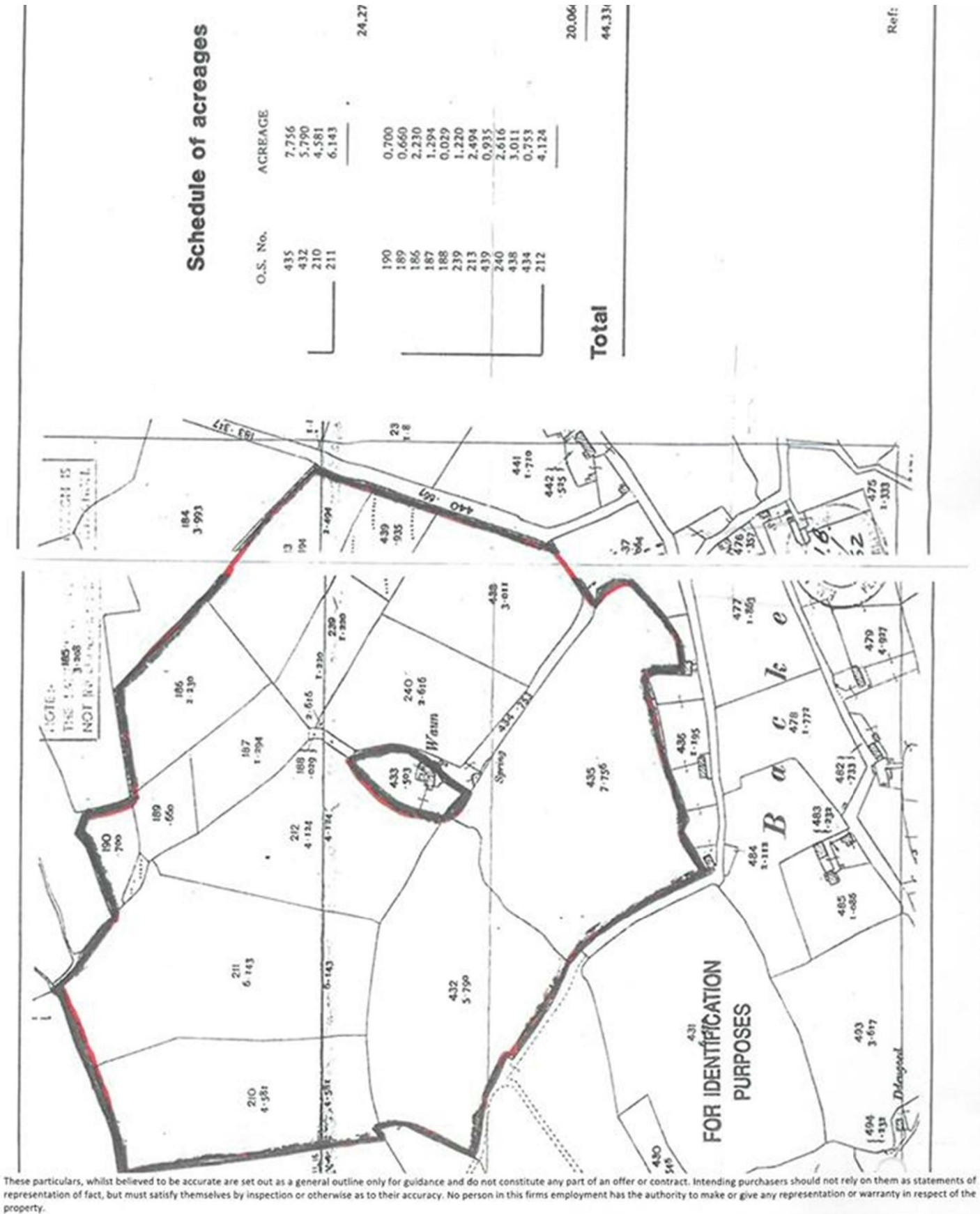
Tenure: Freehold with vacant possession upon completion (legal adviser to confirm)

Local Authority: Carmarthenshire County Council

Access: We understand that the access is owned by the client (Legal adviser to confirm)

General Remarks

An excellent opportunity to purchase a large block of good quality agricultural land that is capable of good productivity. To arrange an inspection contact the Narberth Office.



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.