



Land near Pibwrlwyd , Carmarthen, SA31 2LT

Price Guide £250,000

Convenient and accessible location just off the A484 roadway

Extending to 20.87 acres or thereabouts

Laid to pasture and suitable for grazing and cropping purposes

Vendor would consider splitting the land into smaller enclosures

Situation

Occupying a convenient and accessible location just off the A484 roadway a mile or so south from the market town of Carmarthen which offers a comprehensive array of commercial, educational and recreational facilities. Situated within a belt of productive agricultural land being renowned for its early capacity, the land offers considerable opportunity and appeal for a variety of uses.

Directions

From the direction of Carmarthen proceed along the A484 roadway and access to the land is along Pibwrlwyd flats where a right hand turn just before the former filling station now 'Beee Hire' van and car storage leads to the land. A location plan is attached to the details.

what3words ///glee.fuels.beards provides access from the A484 roadway and ///hogs.speaks.expand provides access to the first enclosure

Description

Conveniently located to the A484 roadway this very accessible parcel of land extends to some 20.87 acres or thereabouts and is divided into three enclosures. Laid to pasture the land is currently used for both grazing and cropping purposes and offers a productive parcel of land. Benefitting from shared access along a tarmac road being ideally suited to purchasers looking for a supplementary parcel of land to expand their holding. Alternatively being equally suited to those parties looking for a parcel of land for amenity or leisure use. We would advise that the vendor would consider splitting the land into smaller enclosures if required. Given the proximity of the sub-station that the land maybe suitable for solar subject to gaining the necessary consents.

Services

None are connected to the land. Shared access along a tarmac road of which there is a legal right of access to the land.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council.

Viewing Arrangements: By appointment only. Please respect any livestock on the land.

General Remarks

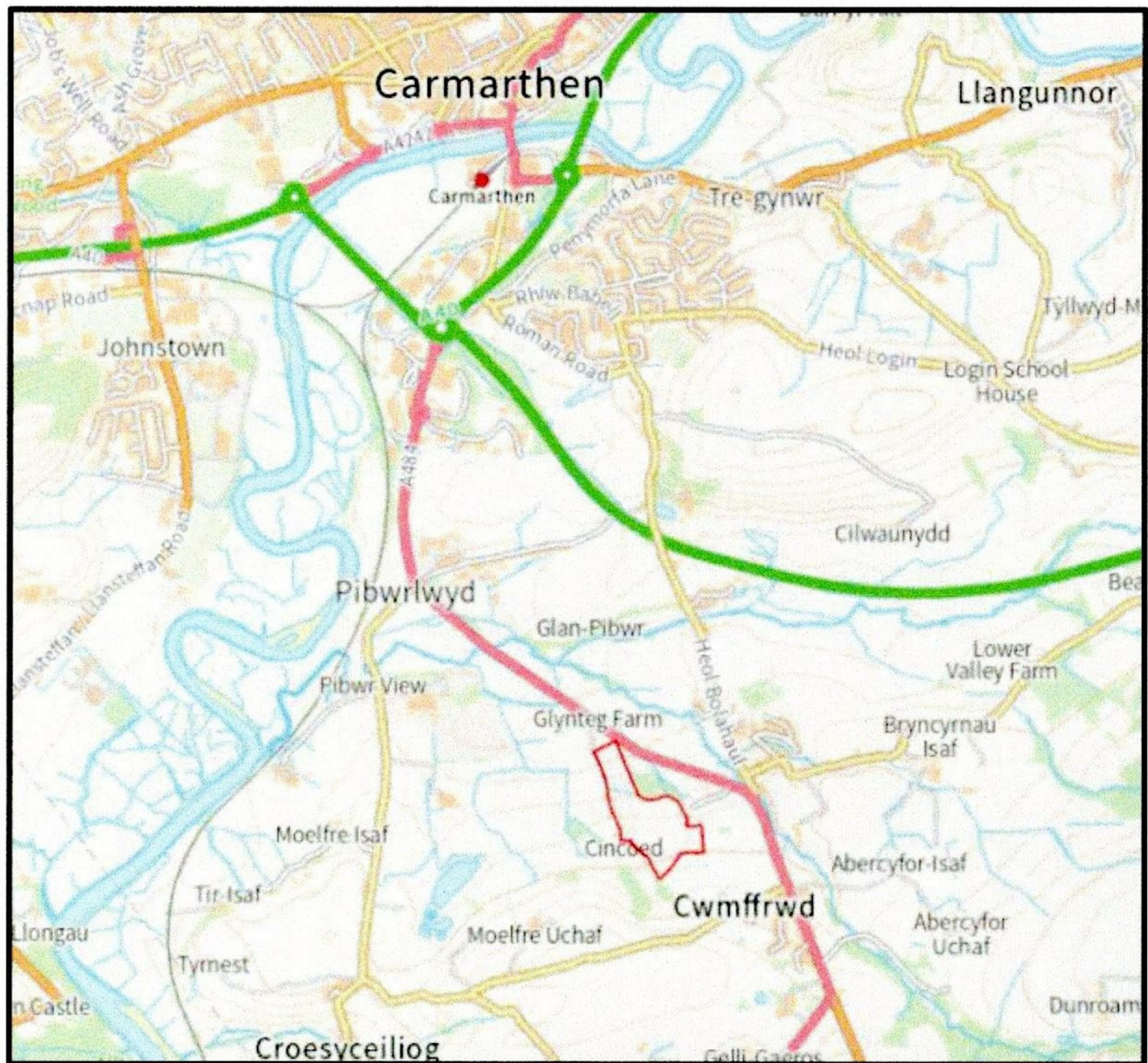
An excellent opportunity to acquire 20.87 acres of land in a convenient location just off the A484 roadway. Offers would be considered for a smaller acreage.

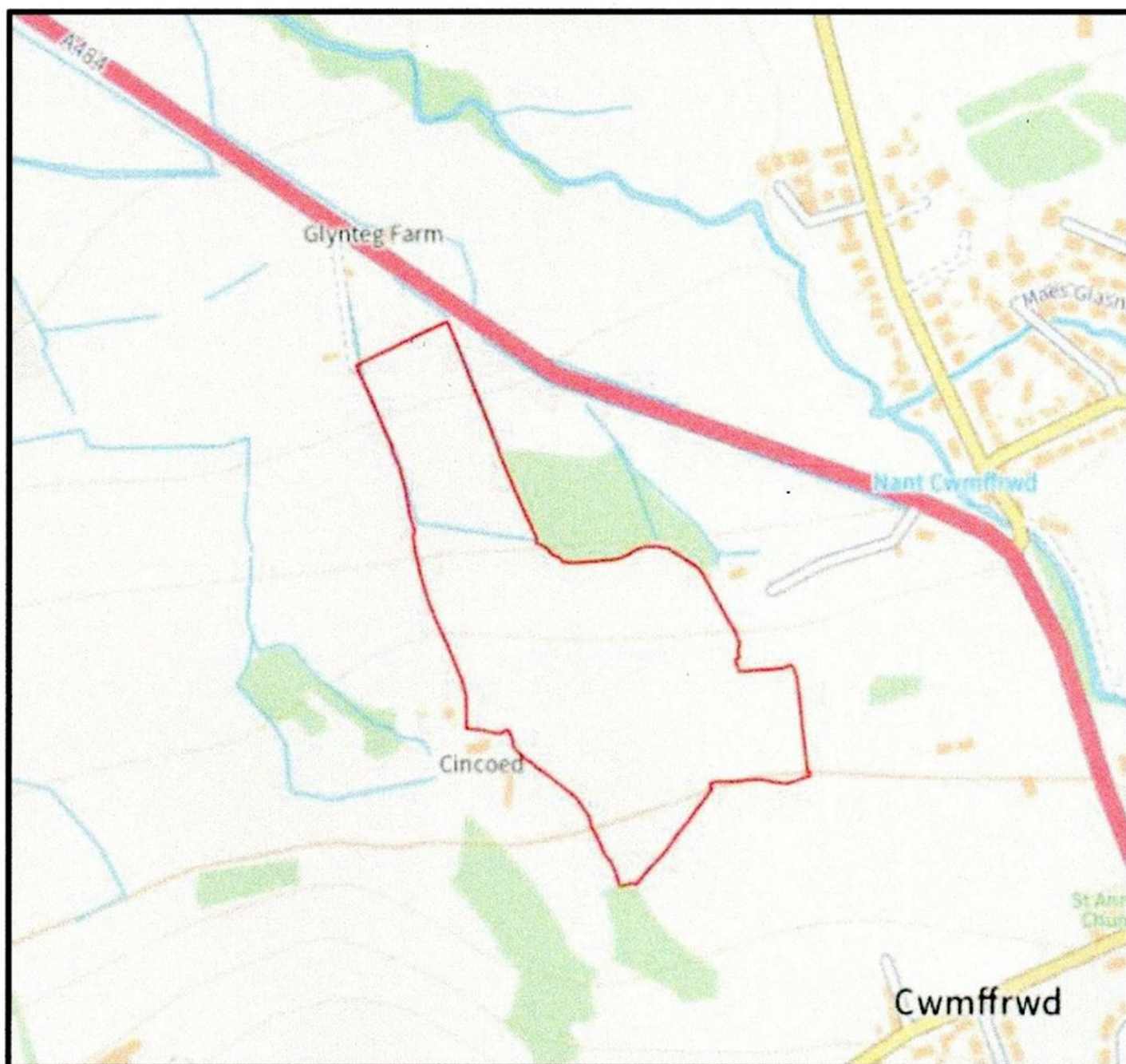
Anti Money Laundering and Ability To Purchase

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.

Location Plan





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