



Land at Treventy Road , St. Clears, SA33 4NG

Offers In The Region Of £170,000

Conveniently located block of highly productive agricultural land.

Situated within a mile or so of the A40 and convenient to St Clears, Bancyfelin, Llanybri, etc.

Suitable for grazing or cropping and extending to 17 acres or thereabouts.

Situation

This is a parcel of land that occupies a very convenient setting on the Treventy Road at Newchurch, St Clears. The land lies within half a mile or so of the A40 dual carriage way, a short distance from the Forge Garage, and is located within a belt of highly productive early agricultural land, suitable for grazing or cropping.

The small town of St Clears is nearby and offers a good range of local services, with the larger county town of Carmarthen being within some 8 miles or so.

Description

A plan of the land is attached for identification purposes only.

The land extends to 17 acres or thereabouts, being divided into three enclosures, all of which are either level or gently sloping. The land takes its access off a minor roadway and is well fenced and gated, having the benefit of a mains water supply. There is also a handling race close to the gate. The land is all currently down to pasture and is suitable for grazing and cropping. It should be noted that the vendors are retaining the area highlighted on the plan and that a new boundary fence will be erected between points A and B shown on the plan.

Services

Mains water is connected.

Tenure

Freehold with vacant possession upon completion.

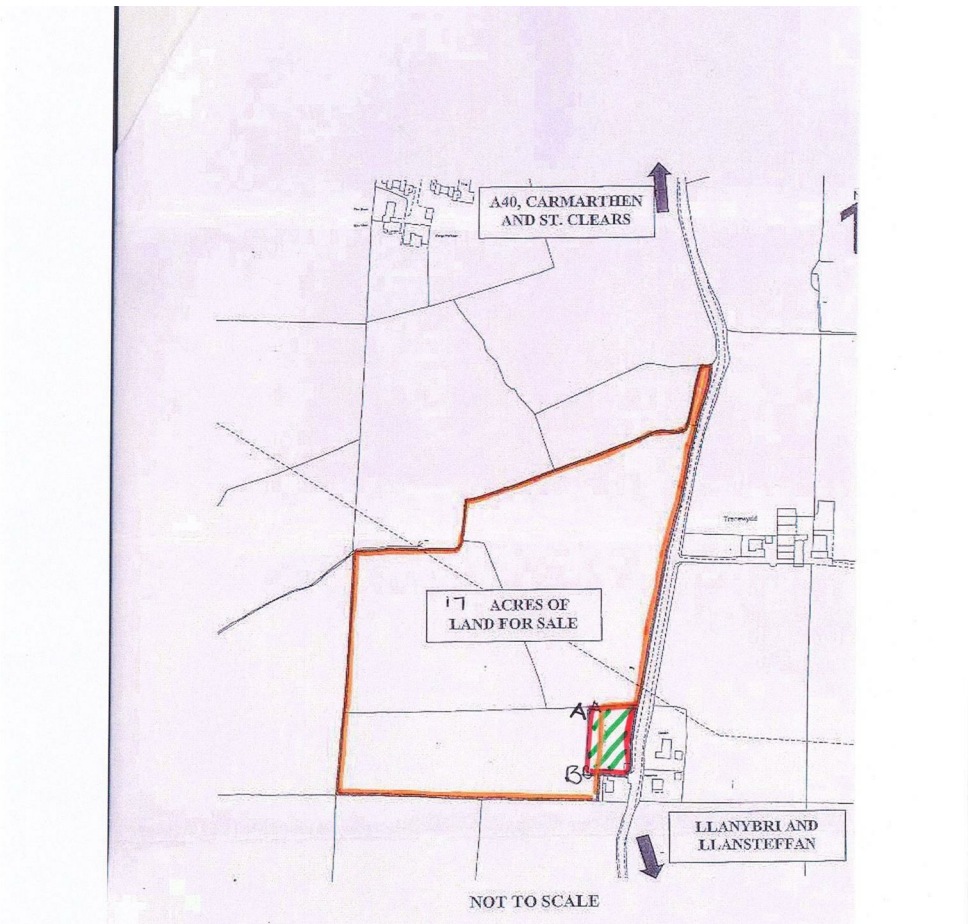
Local Authority

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP.

General Remarks

This is an opportunity to acquire a highly productive parcel of land occupying a convenient setting, and being divided into three fields suitable for grazing and cropping..

Floor Plan

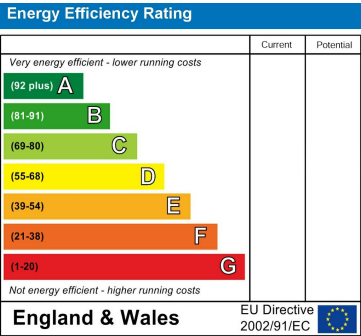


Area Map



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.

Energy Efficiency Graph



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