



46.54 Acres Of Land & Agri-Shed At Tyr Gate, St. Clears, SA33 4NF

Offers In The Region Of £450,000

An excellent opportunity to acquire approximately 46.54 acres of agricultural land and a steel framed multipurpose shed, situated in a beautiful South Carmarthenshire location, approximately 2.5 miles from the town of St Clears. The land is level and of excellent quality, comprising a straight run of seven fields, all adjoining and directly accessed from the yard. The shed measures 32.24 x 13.47m and is ideal for livestock or horses etc. Viewing is needed to appreciate the location and quality of the land.

Situation

The land and agricultural shed is set off a minor road which is accessed from the A40 itself, conveniently placed near the town of St Clears which has a traditional high street and range of shops/amenities. Other near by towns along to A40 include Carmarthen, with its links onto the M4 corridor, Whitland, Narberth & Haverfordwest, all providing a wide range of shops, services and amenities. The south Carmarthenshire coastline is within roughly 7 miles distance, with the small town of Laugharne being the closest and well known for its lovely scenery across the Carmarthen bay estuary.

Agricultural Shed



An excellent multi purpose agricultural shed, ideal for sheep or cows, but could be utilised for stables etc if required. Please see floor plan for dimensions.

Land



The land which amounts to approximately 46.54 acres, comprises 7 fenced level fields of good pasture. Ideal for livestock, horses etc. Please see attached plan for identification.

Boundaries

Please note, this land and building is being split away from the adjoining house. The boundary demonstrated within these particulars is not formally set and will be agreed between the seller and buyer.

Directions

From St Clears, travel along the A40 towards Carmarthen, and after only 1.5 miles approx, turn right after The Forge motel & restaurant, sign posted for Llansteffan. Go past the old church on your right and travel for a short way until reaching the land on your left hand side, as identified by our JJMorris for sale sign.

Services

We are advised mains water is connected.

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.



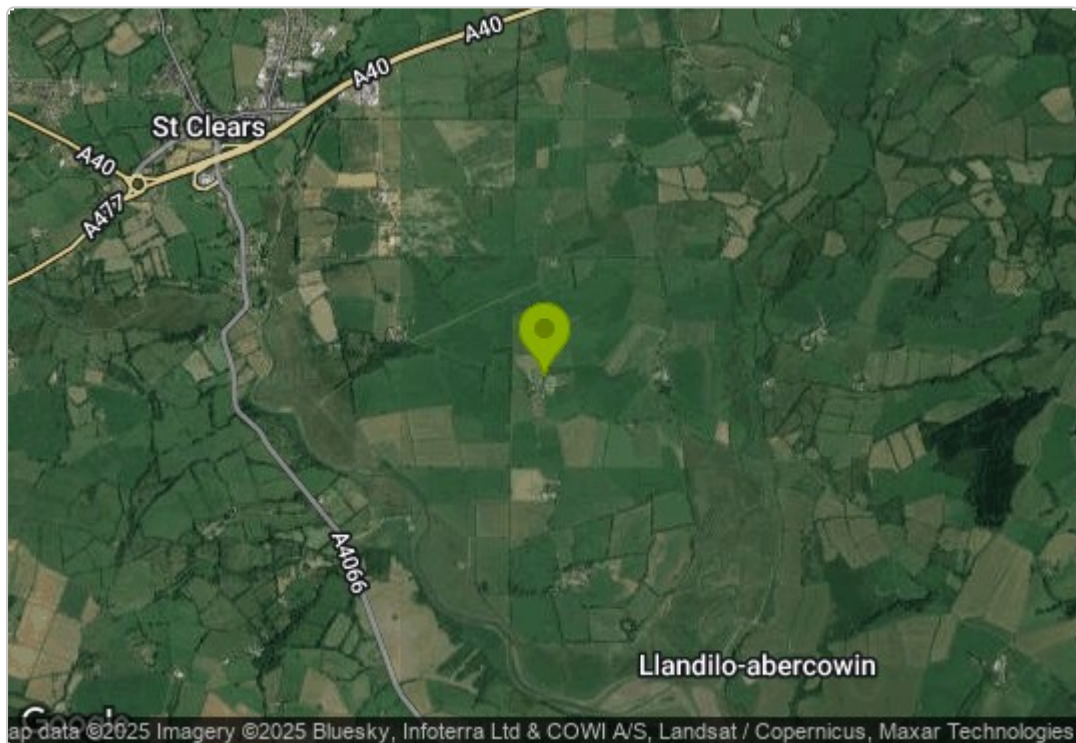
Steel Frame Sheep/Cow Shed

105'9" x 44'2"
32.24 x 13.47 m

jjmorris

Ground Floor Building 3

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

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