



Lot 2 , Land at Cwm Caredig , Rhydargaeau Road , Carmarthen , SA32 7AP

£195,000

23.5 acres of unspoilt fertile pasture and woodland.

Benefitting from a large established polytunnel, field shelter, compost toilet and hot shower along with a newly planted edible forest garden with an ancient bluebell woodland.

Significant environmental and amenity appeal supported by a water filtration system with a spring-fed stream providing drinking water which lends itself to creating an off-grid, self-sustainable haven.

Additionally, Lot 2 backs onto the Brechfa forest and includes grazing rights.

Lot 1 or Lot 2 are available for sale separately or as a whole.

Situation

Enjoying a delightful rural location in a beautiful valley a few miles or so from the village of Rhydargaeau which fronts the A485 road. The county town of Carmarthen lies some 5 miles distant and provides a comprehensive array of commercial, educational and recreational facilities together with excellent road and rail links to the larger towns of south Wales and the M4 connection at Pont Abraham.

Directions

Access track is private and viewings are strictly by appointment only.
Please, contact office for more details.

Description

Extending to 23.5 acres or thereabouts in total and comprising 11 acres or thereabouts of fertile unspoilt pasture land together with beautiful woodland, field shelter kitchen, hot shower in purpose built cubicle, compost toilet and two year mature compost bays. Within the land is a large polytunnel which has successfully been used as part of the permaculture farm. The current occupiers have recently planted an edible forest farm with silver birch forest which offers future appeal and the land is bordered by a stream. The land offers considerable environmental and amenity appeal to include two plunge pools, panoramic views from the top land and ancient bluebell woodlands which need to be seen to be fully appreciated. Adjoining the Brechfa Forest the land is ideally suited to those looking to embark on a change of lifestyle, there is considerable opportunity to become self sufficient and create your own area of paradise. This is a rare opportunity to acquire land in a beautiful setting which offers considerable opportunity. Please note that the vendors would consider an offer for the land as a whole.

Services

Natural water supply via a stream. No mains services are connected to the land. Private drainage system - compost system. LPG fired shower. Water filtration system from spring fed stream but power will be needed to use the system.

Local Authority: Carmarthenshire County Council

Right of access: Along the track to Cwm Ceir which leads to the property

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - & Data -

Three Voice - & Data -

O2 Voice - & Data -

Vodafone Voice - & Data -

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

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.

General Comments

Very rarely does land which offers considerable environmental and lifestyle appeal appear on the open market and the opportunities that are available at Cwm Caredig are endless. A parcel of land which boasts significant environmental appeal located in a convenient and accessible location, an early inspection is highly recommended.



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.

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