



25.5 Acres of Land at , Llanboidy, SA34 0EE

Offers In The Region Of £270,000

A productive parcel of land extending to 25.5 acres or thereabouts, being divided into several fields and all being level or gently sloping, productive land, suitable for grazing or cropping with the benefit of good roadside access. Parcels of land of this nature are few and far between and viewing is, therefore, highly recommended.

Situation

This is a parcel of land that occupies a very convenient rural setting within a mile or so of the village of Llanboidy in the heart of the west Carmarthenshire countryside, within a belt of highly productive early land, suitable for grazing or cropping. The land is also within easy reach of the villages of Llangynin and Whitland.

The small town of Whitland lies some four miles or so to the south and benefits from a good range of local services and facilities that cater for most everyday requirements, with the A40 providing an excellent road link to the larger towns of Carmarthen and Haverfordwest.

Directions

A location is attached.

Description

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

The land extends to 25.5 acres or thereabouts in total and is level or gently sloping, productive land, divided into several fields within natural hedgerows. The land is reasonably well fenced with gated access leading onto the Llanboidy to Blaenwaun roadway.

The land is all currently down to a well managed pasture, that has over the last few years been used for the production of high quality hay. This is a parcel of highly productive land that is suitable for grazing and cropping.

Services

There are no services connected to the land. There is a limited natural water supply.

Tenure

Freehold with vacant possession upon completion. No basic payments are included with the land.

Local Authority

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

<https://www.carmarthenshire.gov.wales/>

General Remarks

This is an opportunity to purchase a block of highly productive land that occupies a convenient setting in the west Carmarthenshire countryside, within a mile or so of the large rural village of Llanboidy and within easy reach of the small town of Whitland, which lies on the A40 which provides an excellent road link to all the major towns of the area.

The land is a parcel of land that has seen a good deal of inward investment and management within the pastures and boundaries in recent years to comprise a parcel of land that is capable of producing good crops. The land is suitable for grazing and cropping, and viewing at an early opportunity is highly recommended.

Anti Money Laundering & 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.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.9mbps upload and 9mbps download and Superfast 9mbps upload and 50mbps 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 mobile coverage

EE - Good (outdoor only)

Three - Variable indoor, good outdoor

O2 - Variable indoor, good outdoor

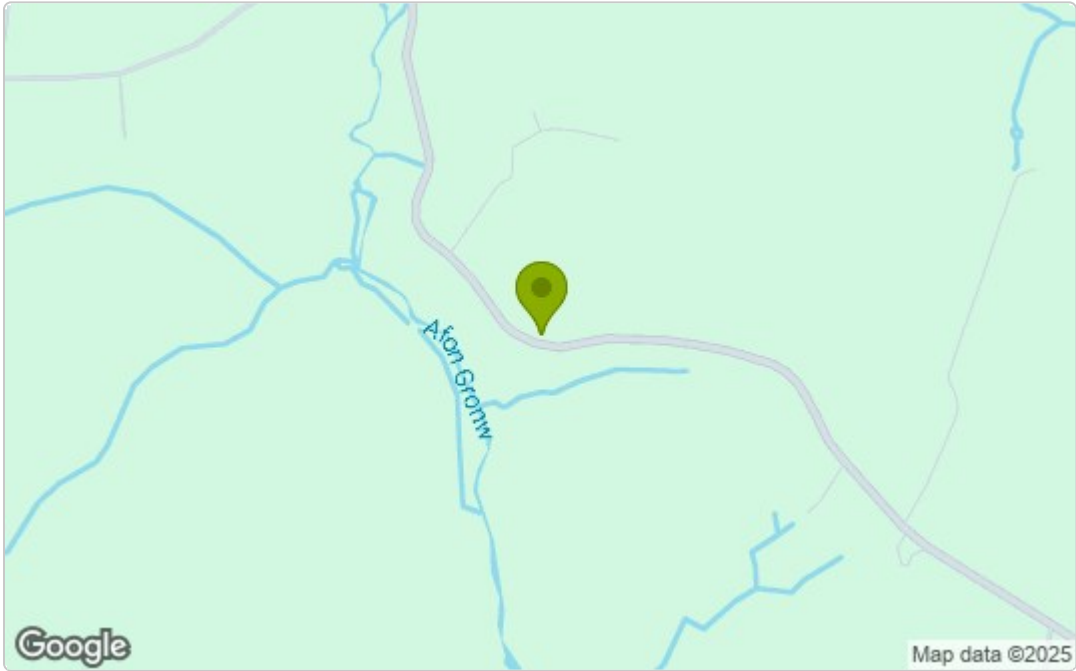
Vodafone. - Good (outdoor only)

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.

Plan of Land

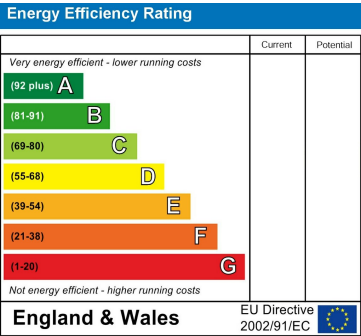
Floor Plan

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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