

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Lakeside Leisure Campsite Meidrim Road, St. Clears, Carmarthen, Carmarthenshire, SA33**

**Asking Price <sup>ADN</sup> £185,000**

A rare opportunity of purchasing a delightful lake and land, in all approx 4 acres, previously used as a camping and glamping site under a caravan club licence with managers cabin and planning consent for a utility building.

In our opinion a property with huge potential or even as a rural retreat.

Approx 2 miles North of St Clears



## Location



Located in a convenient yet attractive location adj a small river and the St Clears to Meidrim road approx 2 miles from St Clears. St clears offers a good range of local amenities, and just of the A40 roadway being the gateway to Pembrokeshire and its popular beaches.

## Description



An attractive parcel of land mainly a large lake with central island and with a circular walk around the area also adj the river Dewi Fawr.

An area with potential for a camping or glamping venture as it has been used for historically, under a caravan club license. It is also an area high in conservation and amenity value and would be ideal for those looking for a rural retreat.

## Cabin



There is a small cabin used as a managers cabin on site

## Toilet and Shower



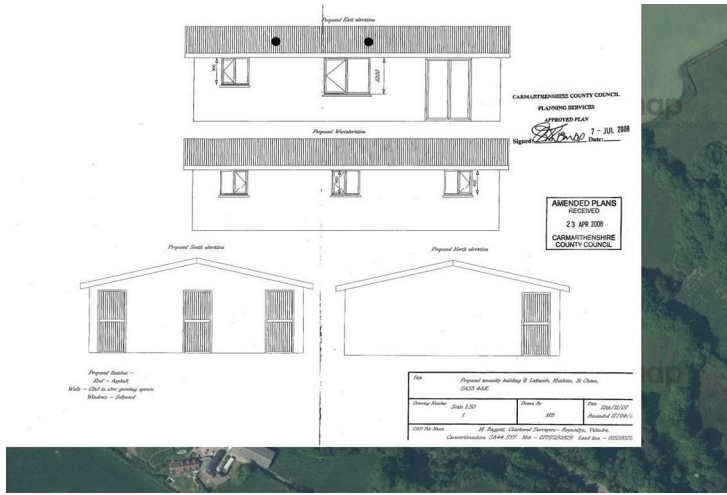
## Lake



The lake is a feature of this property and offers diverse appeal having a central island and is an attractive feature.



## Planning Consent



We understand that there is planning consent for a detached amenity building 10m x 7 m on site with the base laid for this copies available from the agent, ref W/17890

## Services

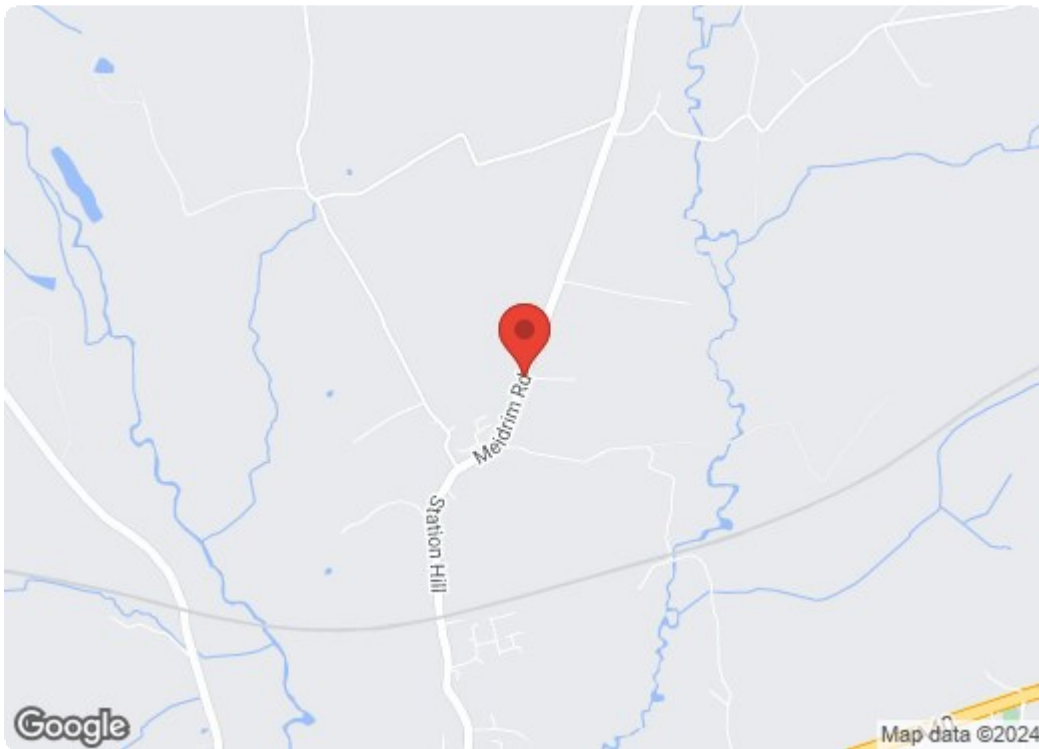
No electricity, mains water and private drainage.

## Directions

From St Clears take the B4299 Meidrim road north for approx 2 miles and the land is located on the right hand side  
What3words : vanilla.overcomes.develops

## Pictures

Some of the pictures have been provided by the vendors and are historic.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,