



Land part of Dolgoch , Newcastle Emlyn, SA38 9EU

Price Guide £300,000

**** Quality parcel of land extending to 20 acres or thereabouts in one level enclosure ****

**** Suitable for grazing, cropping and arable production ****

**** Situated in a renowned grass growing area and capable of excellent productivity ****

**** Also suitable for Organic purposes ****

**** Good roadside access ****

**** GUIDE PRICE: £15,000 per acre ****

Situation

Fronting a minor council maintained roadway enjoying a rural location close to the villages of Brongest and Bryngwyn some 5 miles or so distant from the market town of Newcastle Emlyn.

Directions



Please see the location plan attached.

what3words ///straying.ranked.thrillers - gated access point

Description



Extending to 20 acres or thereabouts in one enclosure, this quality parcel of land is capable of excellent productivity being suitable for grazing, cropping and arable purposes. Also suitable for organic purposes. Benefitting from good roadside access the land offers an excellent opportunity to acquire a first class parcel of land in a renowned grass growing area.

Services

None connected to the land. Utility poles do cross the land and the sale is subject to the relevant wayleave agreements.

Entitlements: Do not form part of the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

General Remarks

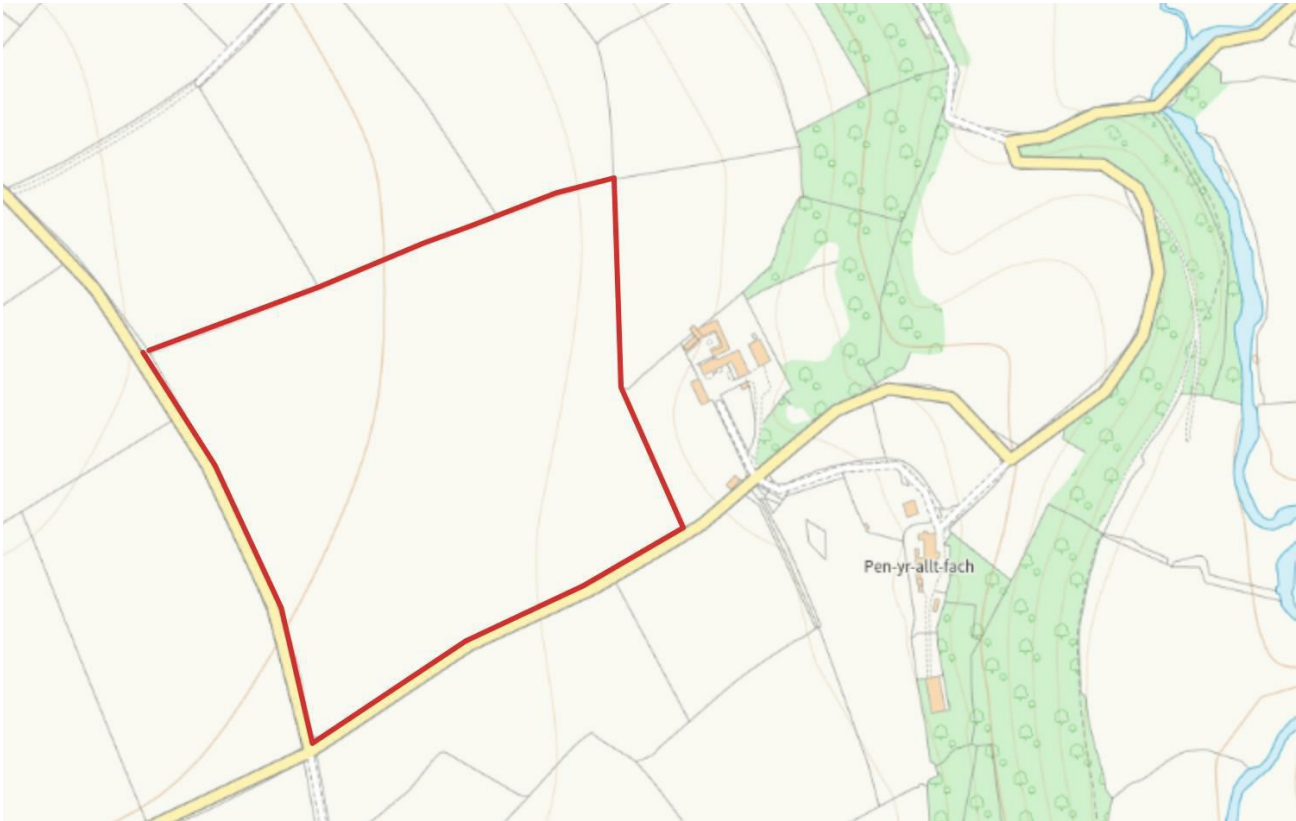
An excellent opportunity to purchase a productive parcel of land in one enclosure being capable of early and great productivity.

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.

Land Plan



Location Plan



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.