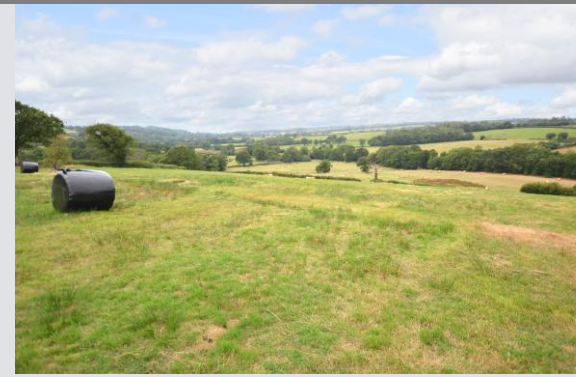


LAND AT PENHILL Broad Oak, Llandeilo, Carmarthenshire SA32 8QS

Price Guide £750,000



- Approx. 98.7 Acres of Agricultural Land
 - Stock Fencing and Mature Hedges
 - Good Access Off a Country Lane
 - Divided into Two Separate Blocks
- Ideal for Grazing Livestock or Hay Cropping

REF EO8819

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Llandeilo 4 miles • A40 2 miles

Approx. 98.7 acres of superb agricultural land divided into two separate blocks.

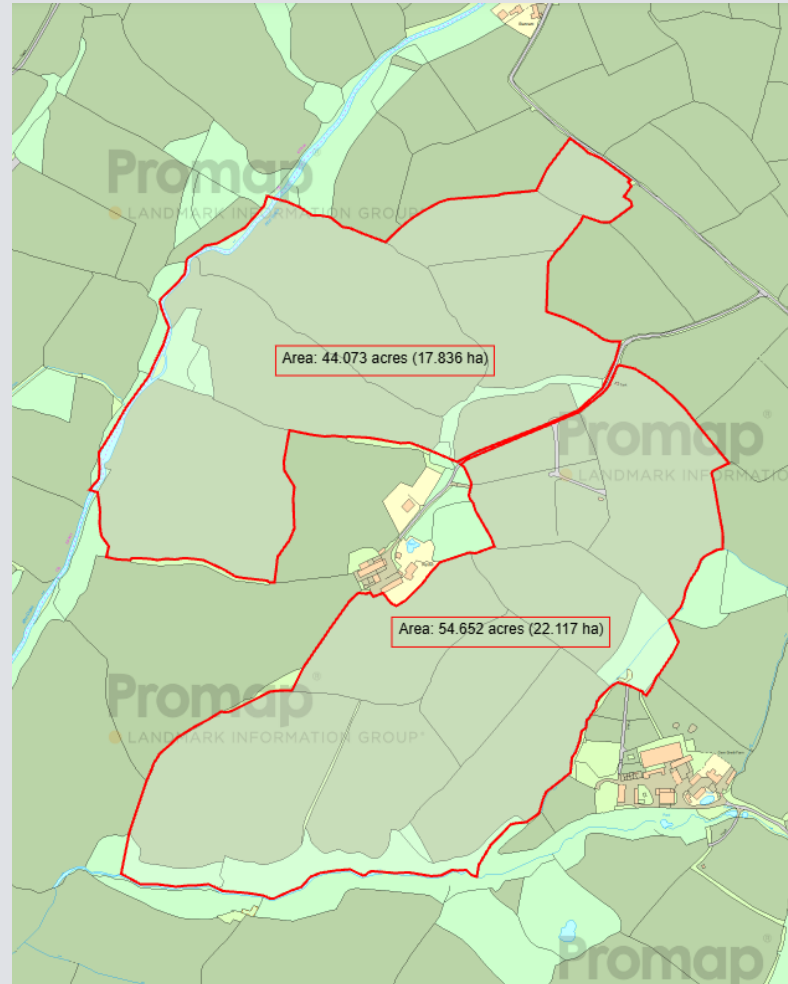
The land has been managed for grazing sheep and hay cropping in recent years. It is divided into a series of fields by stock fencing and established hedgerows, with the majority of the fields benefitting from natural water sources, including streams and springs.

The northern block has direct access onto a country lane. In addition, both blocks are served by a shared track, which provides good access to the same lane.

A public footpath crosses north/south through both blocks, although we are informed it is very rarely used.

Whilst the vendors' preference is to sell as a whole, they would consider selling in two lots.

IN ALL APPROX. 98.7 ACRES
(About 40 Hectares)



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

No mains services are connected

TENURE

Freehold

DIRECTIONS

From the A40 at Pentrefelin head north towards Capel Isaac for one mile and turn left towards Broad Oak. After a short distance bear right at the fork, continue for ¾ mile and the entrance to Penhill will be found on the left-hand side.

what3words /// lingering.farmer.driveway

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited LAND AT PENHILL but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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