



## Land at Penclawdd Uchaf Rhos, Llandysul, SA44 5HF

**Guide Price £150,000**

A great opportunity to acquire a well situated parcel of approx 15 acres of land being made up of 4 pasture paddocks with natural water supply & planning permission for an 8 bay 85'4" x 30'6" stable block. Stock proof fenced & access from a council roadway. The land is gently sloping / sloping in nature & the lower lands have been planted with native broadleaf trees including beech and oak. Ideal for equestrians, smallholders!

## LOCATION



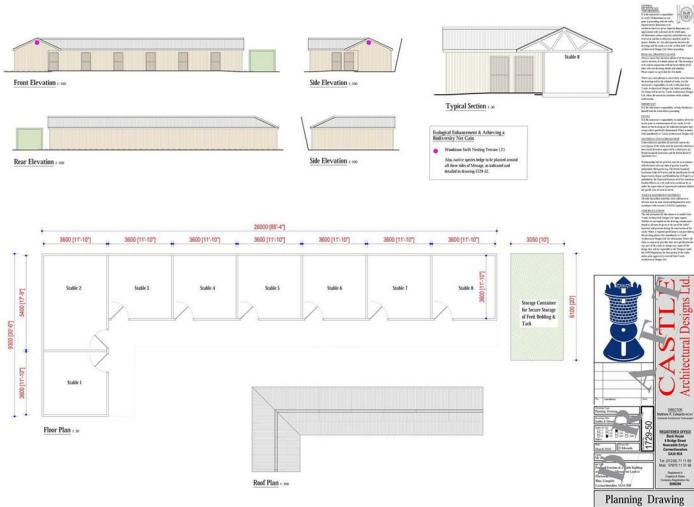
Situated in a noted agricultural locality, being only approx half a mile from the rural community of Rhos in North Carmarthenshire.

## DESCRIPTION



A useful parcel of land accessed off a council roadway in an elevated countryside position with full planning permission and base laid for an 8 bay 85'4" x 30'6" stable block. Ideal block of grazing land, equestrian or for conservation purposes with part of the land has been planted with native broadleaf trees including beech and oak. Stock proof fenced with natural water supply.

## PLANNING



Planning permission has been obtained for the erection of a 8 bay 'L' shaped stable block measuring 85'4 x 30'6". Further

information can be found on Carmarthenshire Council planning portal under reference - PI/09603.

## ACCESS



Access via gravelled & gated track. The land has undergone significant investment recently with re-fencing, new gates and a new track.



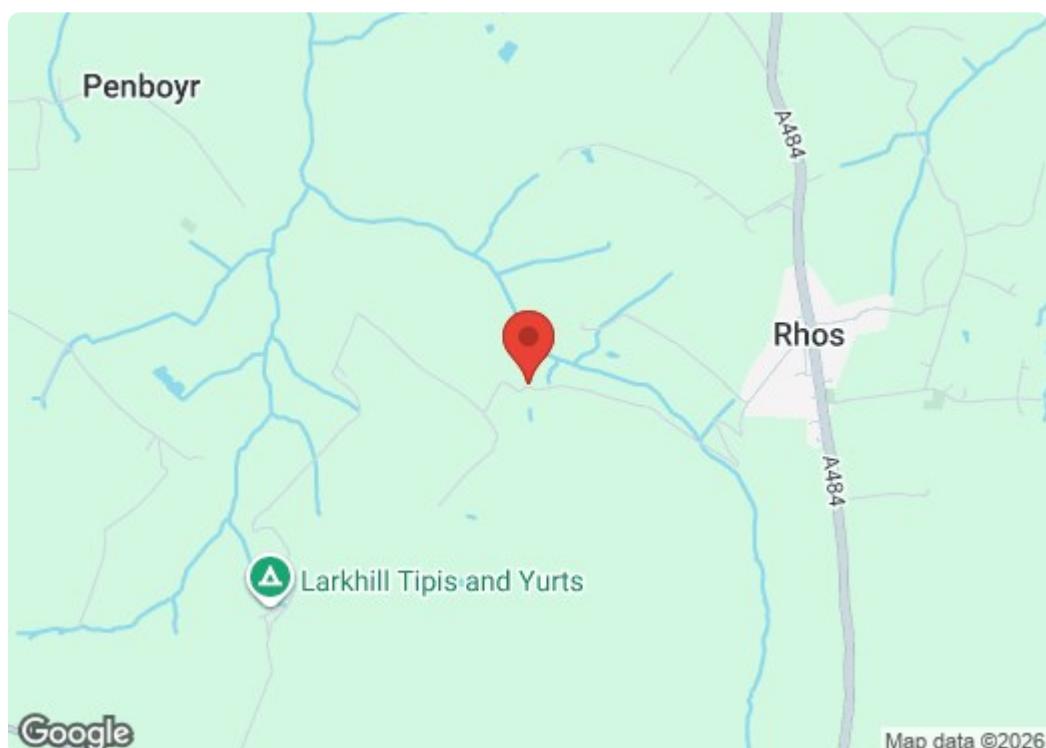
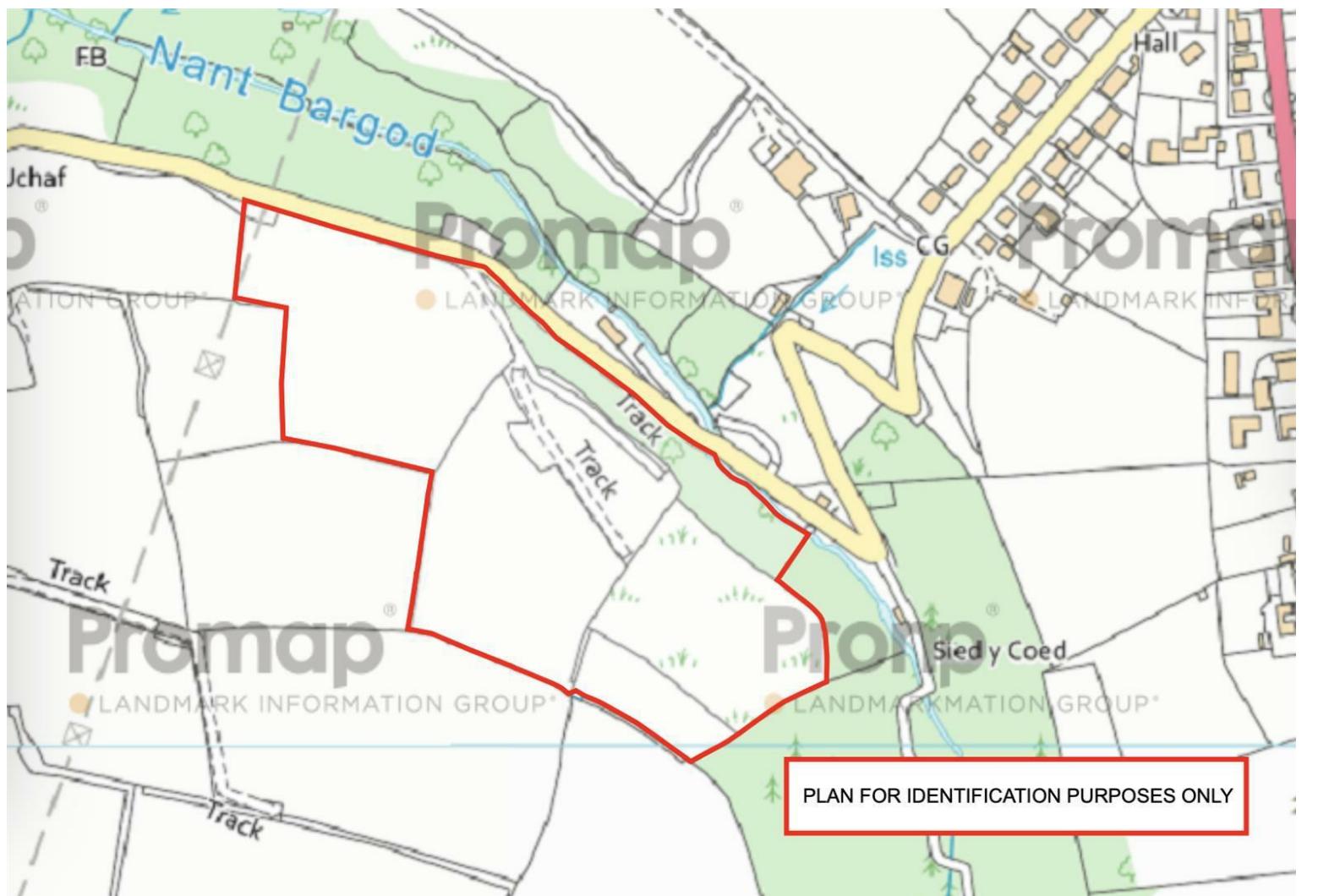
## SERVICES



With a natural water supply

## DIRECTIONS

What3Words: limitless.walked.business



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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