



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Land South Side of The Road  
Salem  
Llandeilo  
Carmarthenshire SA19 7NR**

**Price £180,000**



- Prime 9.6 Acre Land & Stables
- Range of Stables and General Purpose Buildings
- Refurbished Static Caravan/Cabin
- 4.5 Miles Llandeilo
- Mains Water
- Breath taking views
- Private Setting



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**General Description**

An outstanding opportunity to acquire 9.6 acres of versatile agricultural land, complete with a range of stables, outbuildings, and a part-refurbished static caravan in a stunning rural setting near the charming village of Salem, just 4.5 miles from Llandeilo. Offering breathtaking countryside views, excellent road access, and mains water supply, this stunning land is ideal for horse owners, small-scale farming, self-sufficiency, or subject to planning approval off-grid living.

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## Salem, Llandeilo, Carmarthenshire.

### Property Description

Prime 9.6-Acre Agricultural Land & Stables.

Key Features:

9.6 Acres of Well-Fenced Pastureland - Divided into three main enclosures around the stable yard, gently sloping for easy access.

Stable Block & General Purpose Buildings - Includes three open loose boxes, two enclosed stables, and a tack/general-purpose store.

Part Refurbished Static Caravan/Cabin - Featuring insulation throughout, including underneath, a new insulated roof (solar panel-ready), double-glazed windows, bi-fold doors, moisture-proof membrane and wood cladding, perfect as an agricultural welfare unit or temporary accommodation.

Excellent Location - Just 4.5 miles from Llandeilo and close to the charming village of Salem, with easy gated access from the county road. Llandeilo is often voted the best place to live in Wales, and Salem has a wonderful community feel, you can enjoy the peaceful countryside without feeling too out of the loop.

Mains Water & Septic Tank - Essential services in place, adding convenience and development potential, STPP.

Scenic & Private Setting - Surrounded by unspoiled countryside offering a peaceful environment for equestrian enthusiasts, with excellent riding, farming, or rural living.

No Right of Way across the land, keeping it private.

About the Land & Buildings:

Stable Block: (14m x 10m) - Comprises three loose boxes, two enclosed stables, and a tack room/store.

Timber Store Shed - Ideal for additional storage.

Refurbished Static Caravan/Cabin: (11.2m x 3.2m) - Significantly upgraded with insulation, new roofing, and cedar cladding.

This versatile agricultural land presents huge potential for equine activities, small-scale farming, or STPP countryside living, with stunning views and excellent access.

Don't miss this unique rural opportunity.  
CTFRL

### Stable Block (45' 11" x 32' 10") or (14.0m x 10.0m)

Corrugated roof. 3 open loose boxes and 2 enclosed stables. Separate tack/general purpose store area.

### Timber Store Shed

### Static Caravan/Cabin (36' 9" x 10' 6") or (11.20m x 3.20m)

This has been much improved with new insulated profile roof and cedar wood exterior together with new double glazed windows.

### Land

The land is arranged in three enclosures around the stable yard, gently sloping, gated and well fenced with access from the county road.

### Viewing

By appointment with the Selling Agents.

### Services

Mains water and private septic tank.

### Tenure

Freehold

### Directions

From Llandeilo proceed down to the roundabout and take the B4302 Talley road for approximately 2.5 miles and turn left for Salem. At the T junction turn right and continue through the village passing the Angel on the right hand side. Turn left at the next cross roads signposted Abergorlech and proceed along this road and at the second cross roads turn right towards Cwmdru where the land will be found on the right hand side.

## Salem, Llandeilo, Carmarthenshire.

