



Land adjoining Black Lion, Hermon, Cynwyl Elfed, Carmarthen, Carmarthenshire SA33 6SU

£95,000 For Sale

Property Features

- 9.50 acre field laid to productive pasture
- Direct gated access off B433 (Cynwyl Elfed to Newcastle Emlyn Road)
- Mains water supply to water trough
- 4 miles north - west of Cynwyl Elfed and 6 miles south - east of Newcastle Emlyn
- Situated on periphery of Hermon, immediately fronting B4333 (Cynwyl Elfed to Newcastle Emlyn Road)
- Suitable for a range of uses to include grazing, pony paddock and amenity purposes

Property Summary

A very convenient 9.50 acre field with mains water supply laid productive pastureland suitable for both grazing and cutting, accessed directly off the B4333 via two (potentially three) gated access points, being 4 miles north - west of the village of Cynwyl Elfed and 6 miles south - east of the market town of Newcastle Emlyn.



Full Details

Overview

A very convenient field with mains water supply being level to gently sloping in nature and laid productive pastureland suitable for both grazing and cutting, accessed directly off the B4333 via two (potentially three) gated access points.

The land is conveniently located on the periphery of the rural hamlet of Hermon, fronting the B433 (Cynwyl Elfed to Newcastle Emlyn Road) being 4 miles north - west of the village of Cynwyl Elfed and 6 miles south - east of the market town of Newcastle Emlyn.

The land would be of particular interest to those seeking land for small holding / hobby farming or equestrian enthusiasts.

Further Information

Tenure

Freehold with vacant possession upon completion.

Services

We are advised the land benefits from mains water supply to a water trough on the land.

I.A.C.S.

We understand the land is registered.

Basic Payment Scheme (BPS)

There are no entitlements included in the sale.

Plans Areas and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity



supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Method of Sale

The land is offered For Sale by Private Treaty at a Guide Price of £95,000.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Post Code / What 3 Words

SA33 6SU / attaching.warm.acids

Viewing

Strictly by appointment with sole selling agents Rees Richards & Blyth. Please contact Carmarthen Office for further information: - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or email: property@reesrichardsblyth.co.uk

