



## 65 acres or thereabouts of land at Old Pale, Cyffig, Whitland – SA34 0LY

£520,000

A valuable parcel of agricultural land in a convenient setting, within easy reach of Whitland and St. Clears. Extending, in total, to 65 acres or thereabouts, being suitable for grazing and cropping and including a small range of livestock buildings and a yard.

For sale as a whole, or in two lots. Viewing: By prior appointment

what3words location of buildings: actual.teaspoons.shimmered

**SITUATION:**

This parcel of land is located at Cyffig, which lies between Whitland and the village of Llanddowror, within a belt of highly productive early pastureland suitable for grazing and cropping. Local services can be found in the nearby towns of St. Clears and Whitland.

**DESCRIPTION**

A plan of the land is attached for identification purposes only. The land is approached off a minor roadway that is a no through road, via a compacted stone lane, and is divided into two blocks. There is a small range of buildings comprising a 3 bay cattle shed with lean-to fronting onto a feed yard. The land is predominantly all clean, being level or gently sloping and divided into useful sized, easily worked enclosures and over the last few years, it has been grazed and cropped. It is reasonably well fenced and gated. what3words location of buildings: actual.teaspoons.shimmered.

**TENURE**

Freehold with vacant possession upon completion. There are public rights of way and easements crossing the land. We are advised that the land is registered for Basic Payment Purposes, but no Single Farm Payments are included in the sale.

**SERVICES**

We understand mains water is connected to the land.

**LOCAL AUTHORITY**

Carmarthenshire County Council, County Hall, Carmarthen Tel 01267 234 567

**GENERAL REMARKS**

This is an opportunity to purchase a good quality block of highly productive land in a most convenient location, and being suitable for grazing and cropping, and with the added benefit of a small range of buildings. Available as a whole or in two lots. Viewing is highly recommended and by prior appointment

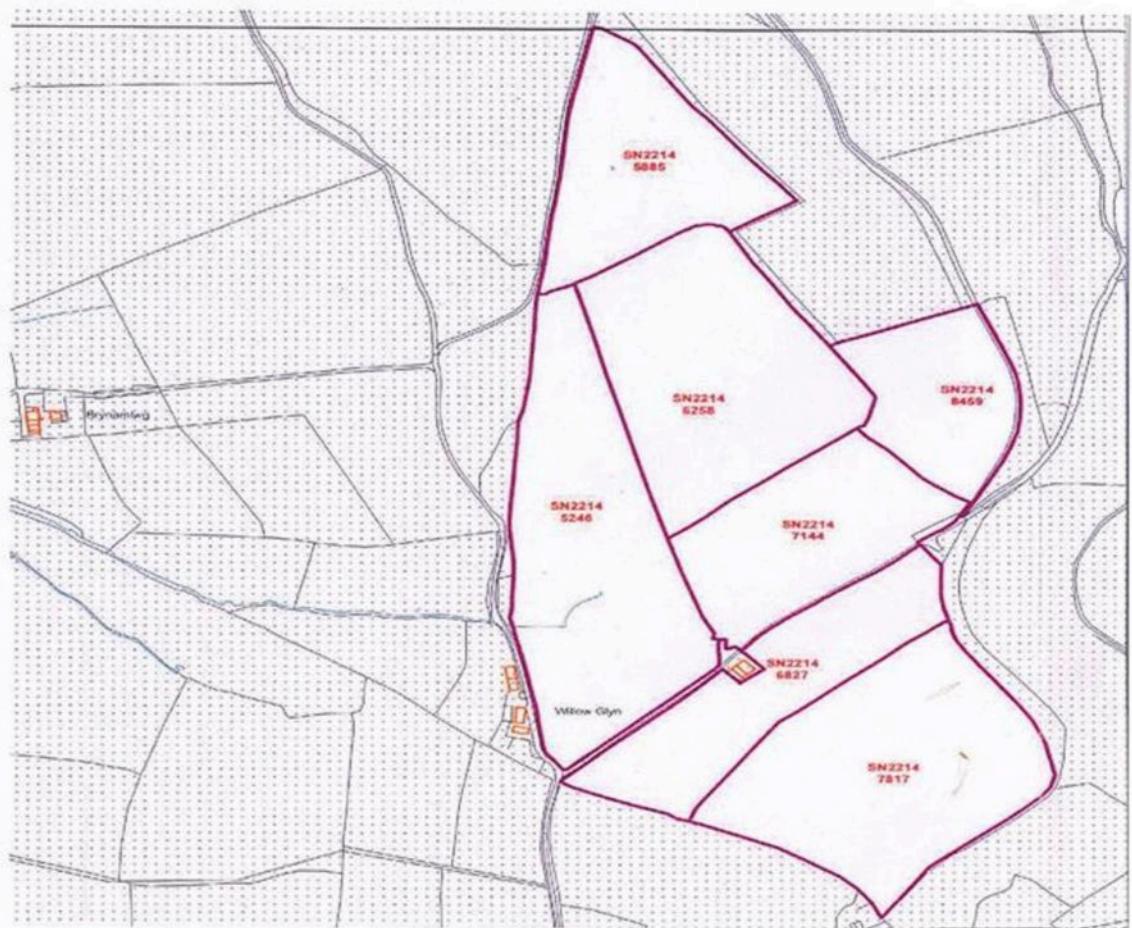








Council Tax band: TBD



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