



Land at Marros, Marros, Carmarthen – SA33 4PN

Offers in Region of £198,000

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@jjmorris.com

jjmorris.com



Land at Marros, Marros

Carmarthen

Extending in total to 30.31 acres or thereabouts, the land is laid to pasture and is divided into four useful sized enclosures. Level to gently sloping in contour, the land is ideally suited for grazing purposes and occupies an enviable coastal location. Whether you are looking to expand an existing agricultural operation or explore environmentally focussed projects such as habitat creation or conservation, this parcel of land provides a wealth of possibilities. A small part of the land which borders Teagues Woodland is designated as a Scheduled Monument under Record Number 2099 - Top Castle and this area of land is unable to be ploughed.



Situation

Occupying a coastal location at Marros, a coastal village which sits along the southwest coast along Carmarthen Bay in the county of Carmarthenshire, near the popular coastal village of Pendine and its pleasant 7 mile beach. The village provides a good range of local services which caters for all day-to-day needs and the other small towns of Whitland and St Clears lie some 9 and 7 miles respectively from the village and similar to Pendine offer a good range of local services. The county town of Carmarthen lies some 16 miles or so distant and provides a comprehensive array of commercial, educational and recreational facilities together with excellent road and rail connections to the larger towns of south Wales.

Directions

what3words///solves.beans.shamless – positioning of the first enclosure.

Services & Utilities

Tenure: Freehold with vacant possession upon completion.

Please note that the land is currently tenanted and a three month notice period is required to gain vacant possession.

Local Authority: Carmarthenshire County Council.

Services: None are connected to the land.

Legal Right of Access: From Pilgrims Way along Turners Bryn which leads to the land.

Scheduled Monument: Record Number 2099 – Top Castle. (Only affects a small part of the land) Public Footpath: Crosses the coastal boundary – not the fields.

Viewing Arrangements

Please respect the livestock on the land and close all gates. Thank you for your co-operation.

General Remarks

Rarely available parcel of coastal land offering agricultural and significant environmental appeal. Equally suited to lifestyle purchasers and commercial farmers. An opportunity not to be missed.

Anti Money Laundering & Ability to Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

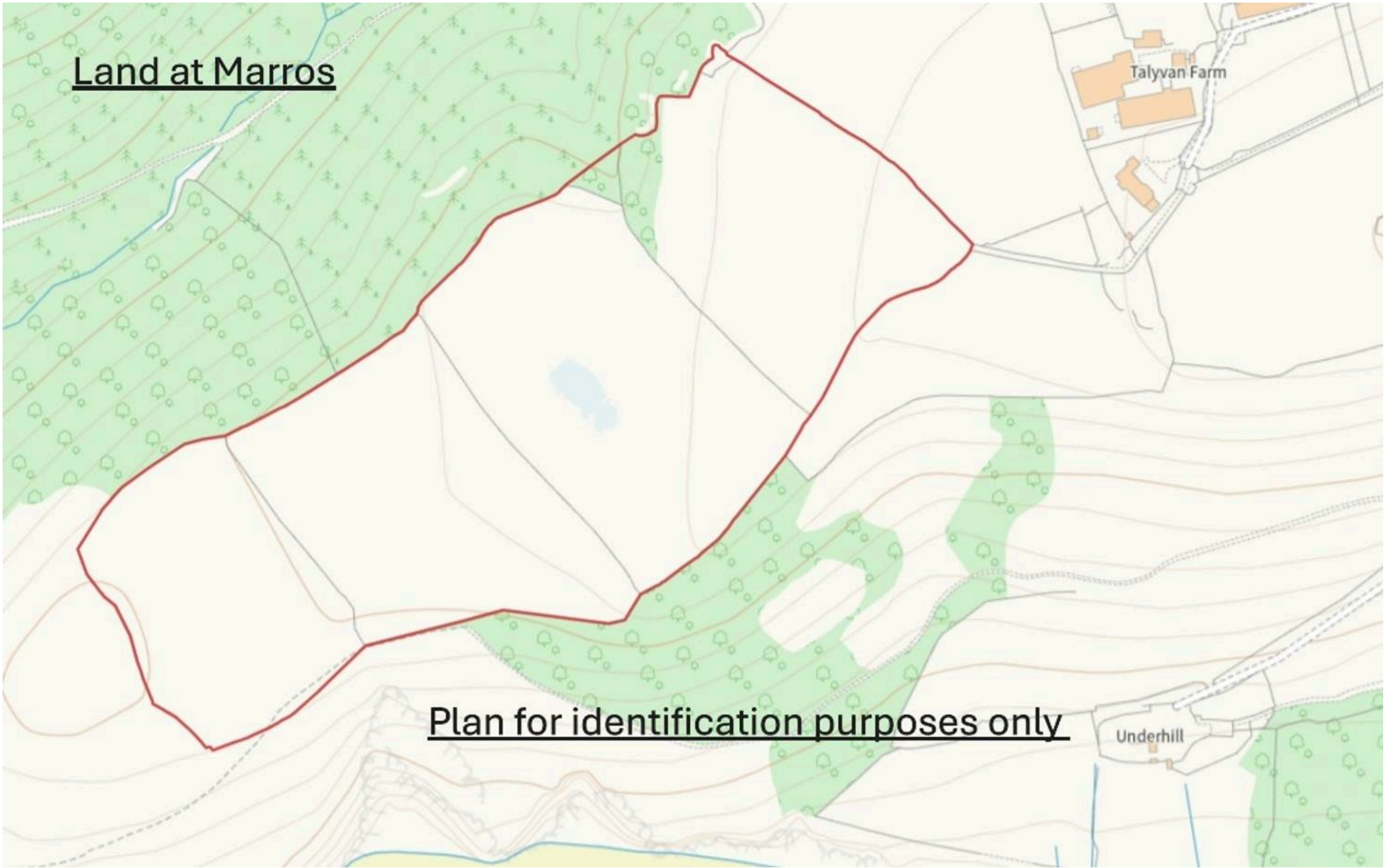


Land at Marros

Talyvan Farm

Plan for identification purposes only

Underhill





JJ Morris Narberth

J J Morris, Hill House – SA67 7AR

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These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing