



6.42 Acres Of Organic Registered Land , Llanfallteg, SA34 OUT

**Offers In The Region Of £75,000**

An opportunity to acquire 6.42 acres of organic land in a delightful rural setting in the countryside between Whitland and Clynderwen and within easy reach of the A40 and the small town of Narberth. Ideally suited as a pony paddock or similar. Viewing is highly recommended.

## Situation



The land is situated off a quiet minor road in the periphery of the tranquil rural village of Llanfallteg, which lies a mile or so off the A40 some 4 miles or so west of Whitland and some 5-6 miles or so north east of the small town of Narberth.

Land in this area is renowned for it's productivity.

## Directions

A location plan is attached.

For exact location use -

What 3 Words : [///branded.sunroof.free](http://branded.sunroof.free)

## Description



This land is registered organic and currently all down to pasture but is suitable for a variety of uses such as grazing or cropping or perhaps some form of amenity use subject to any necessary planning consents being obtained.

The Land is generally level and has gated road access.

## Services

No mains services. There is a natural water course on the northern boundary, it is understood that the stream on the southern boundary is within the curtilage of the land.

## Tenure

Freehold upon completion.

## General Remarks

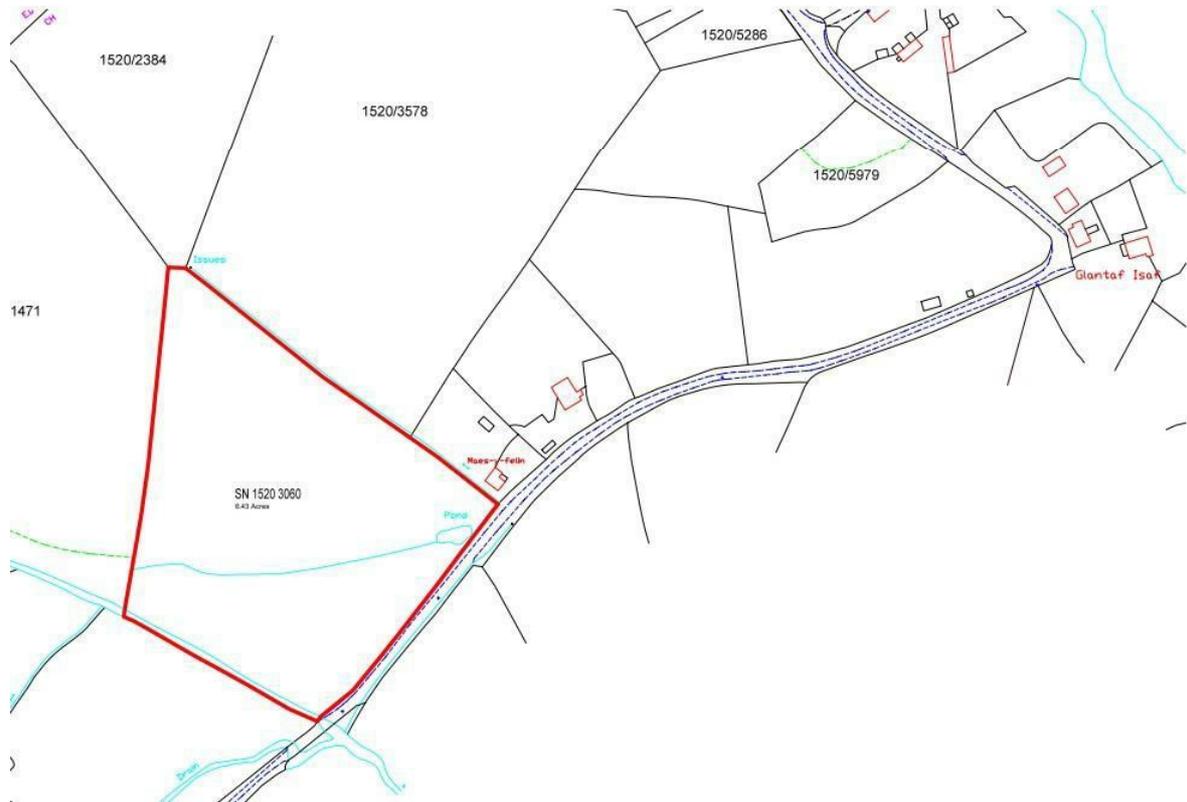


The setting for this land is lovely and quiet, being in the heart of the countryside, and is currently used as organic grazing. It would be ideally suited for keeping ponies or other livestock or perhaps some other form of amenity use such as market gardening etc. subject to any necessary planning consents being obtained.

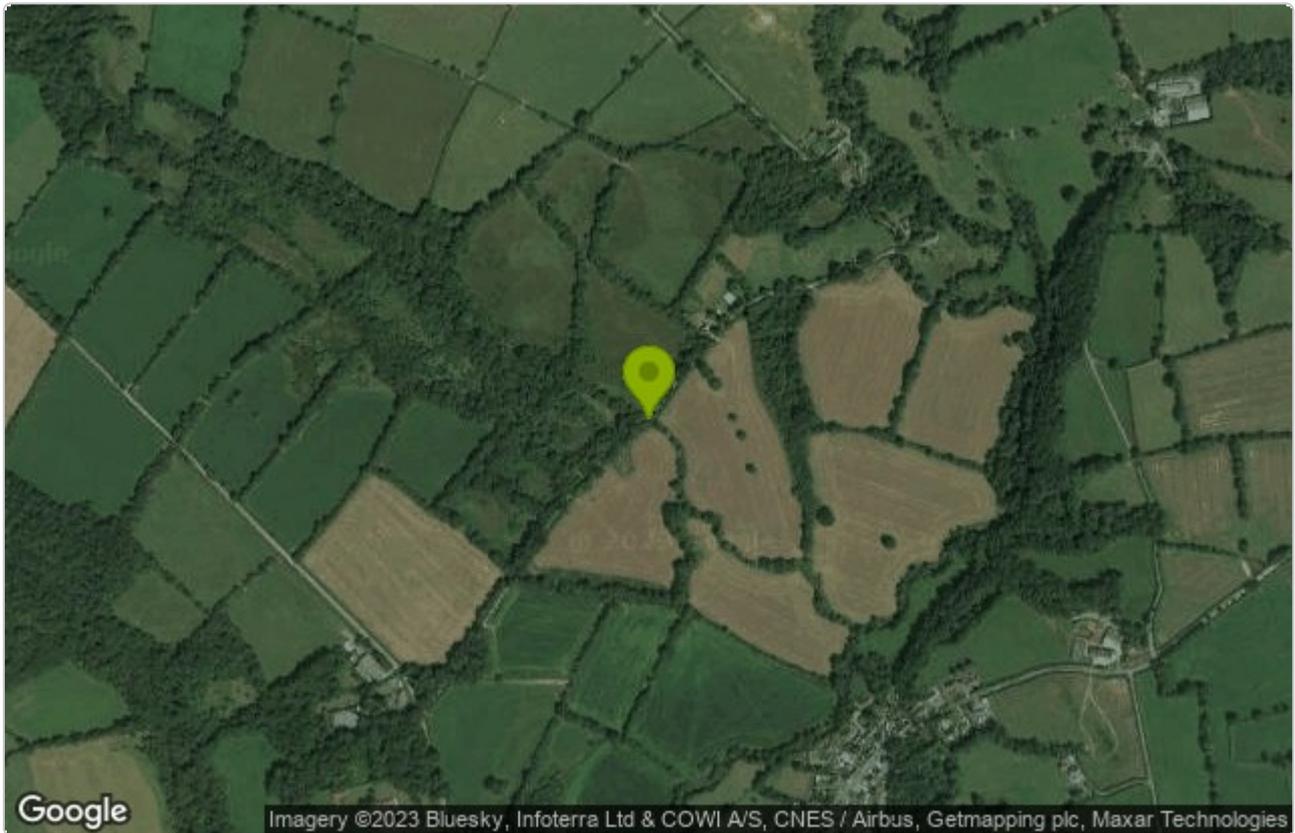
Viewing is therefore highly recommended.



## Land Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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