



6.82 Acres of land at Penlan Meidrim Road, Meidrim, SA33 4DW

**Offers In The Region Of £87,000**

A productive parcel of elevated pastureland extending to 6.82 acres (or thereabouts).

Conveniently located to Meidrim and St Clears

Suitable for grazing and cropping.

Alternatively could be used as a pony paddock

### **Situation**

Located between the former market town of St Clears and the rural village of Meidrim, the land being offered for sale is situated adjacent to the B4299 main road. The approximate location of the land is identified on the attached location plan, whilst the boundaries of the land can be identified as outlined in red on the attached copy of the Land Registry plan.

### **Directions**

Travelling from St Clears head onto Station Road. Follow this road out of St Clears for approximately 2 miles (Station Road extends to the B4299 main road), and the land will be situated on your left hand side as identified by our 'For Sale' board.

Travelling from Meidrim head South onto Meidrim Road (B4299 main road), and keep following this road for approximately 1.5 miles, and the land will be situated on your right hand side as identified by our 'For Sale' board.

Access to the land can be gained from turning into Penlan Farm lane, and the field gate for the land being sold is the first one you come to on your right hand side. We understand that there is a Right of Way over Penlan Farm lane for vehicular access to this field gate.

### **Services**

We understand that the land has the benefit of a mains water supply and is also fully stock proof fenced.

### **Tenure**

Freehold with vacant possession upon completion

### **Local Authority**

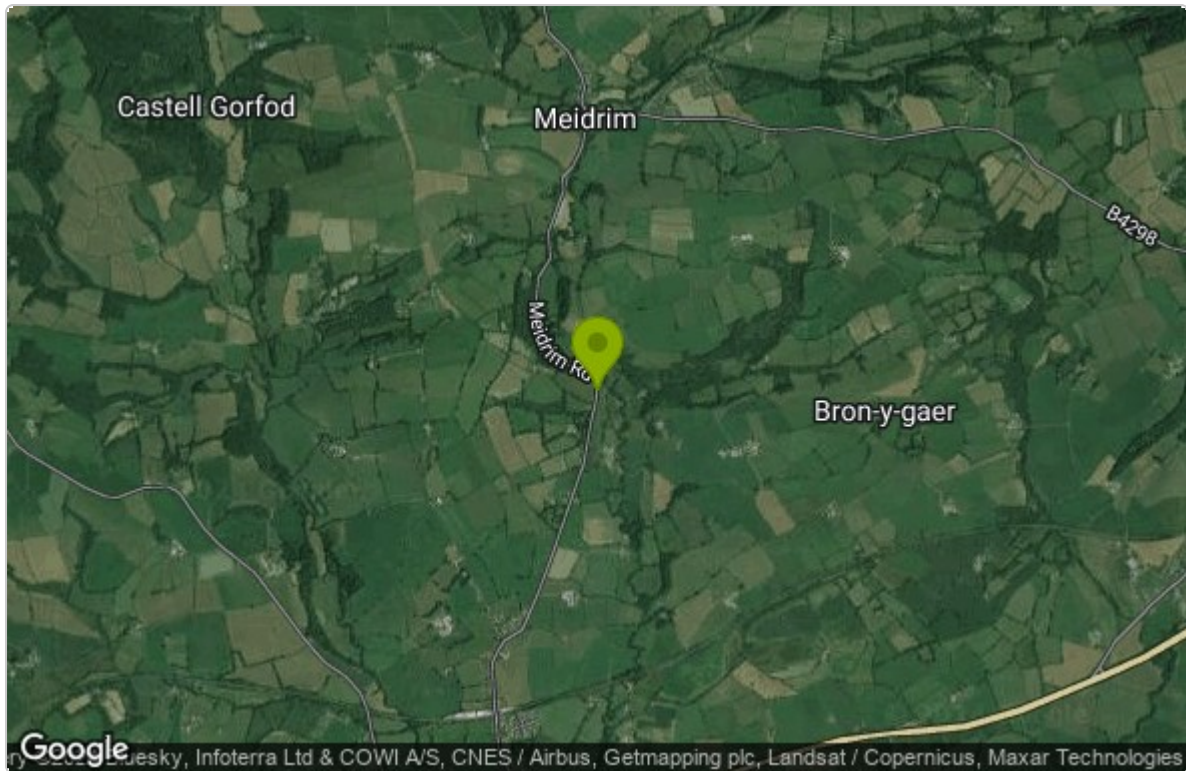
Carmarthenshire County Council, County Hall, Carmarthen, Carmarthenshire SA31 1JP Tel: (01267) 234 567

### **Please Note**

This property is sold subject to, and with the benefit of all existing Rights of Way, Easements and Wayleaves, public and private, whether specifically mentioned or not.



## 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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