

Land formerly part of Talyclun Llangennech, Llanelli, Carmarthenshire,

SA11 0VI
Price Guide £300,000

A once in a lifetime opportunity arises to acquire a choice parcel of salt marsh land extending to 156 acres or thereabouts, set in landmark location on the river Loughor estuary and being close to the M4 motorway. The land is approached over a private right of way that leads over the mid wales train line and has an internal

road network accessing all the enclosures. The land is laid to pasture, amenity grazing and marsh land and has frontage to both the rivers Loughor and Morlais. It is well fenced on appropriate boundaries and is capable of high yields of quality grazing through out the season.

Land formerly part of Talyclun Llangennech, Llanelli

SA14 8YI

Viewing of this spectacular landscape is highly recommended. BOOK TODAY!



Council Tax Band: Exempt



THE LAND

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ENTITLEMENTS

There are no entitlements to the land other than stated elsewhere in this brochure.

LOCATION

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A

photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

TENURE & POSSESSION

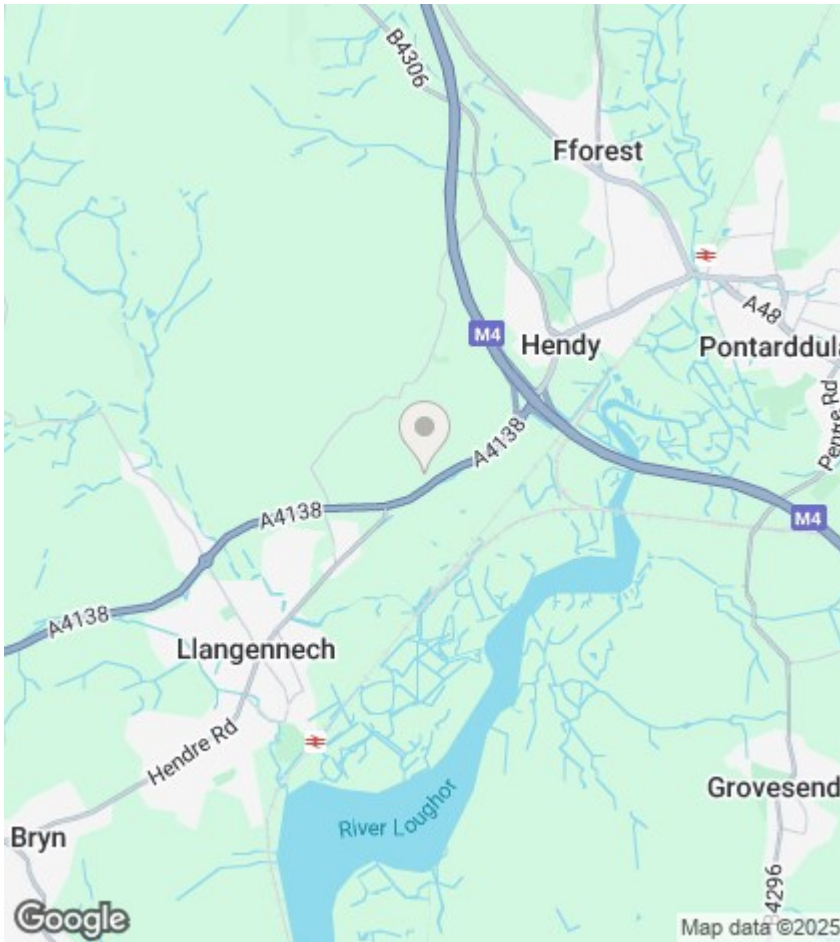
We are advised that the property is freehold and that vacant possession will be given on completion.

VIEWING

Strictly by appointment only with the agents BJP Residential.

WEBSITE

Llandeilo 01558 822468 View all our properties on: www.bjpresidential.co.uk; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com, or www.onthemarket.com



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	