



The Marsh Riverside, Aberdulais, Neath, SA10 8ES

Offers In The Region Of £400,000

- Approximately 78 acres of prime marshland and grazing land
- Excellent access to the A465 and M4 motorway
- Includes useful livestock handling facilities
- Extensive frontage to the River Neath with fishing rights included
- A rare opportunity offering outstanding agricultural, amenity and conservation appeal
- Landmark position alongside the River Neath Estuary
- Approached via a private right of way leading to its own access lane
- Mixture of pasture, amenity grazing and marshland habitat
- Well fenced boundaries with the potential for excellent seasonal grazing yields

The Marsh Riverside, Neath SA10 8ES

A once-in-a-lifetime opportunity to acquire a choice parcel of marshland extending to 78 acres or thereabouts, occupying a landmark position alongside the River Neath Estuary, within easy reach of the A465 and M4 motorway.

The land is approached via a private right of way, leading to its own access lane and livestock handling facilities. Laid to pasture, amenity grazing and marshland, the holding enjoys a long frontage to the River Neath, with fishing rights included.

Well fenced on appropriate boundaries, the land is capable of producing strong grazing yields throughout the season and offers a rare combination of agricultural, amenity and conservation appeal.

Viewing of this spectacular landscape is highly recommended — book an appointment today.



Council Tax Band: Exempt



LAND



Extends to 78 acres or thereabouts as per the attached plan

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters 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.

TENURE AND POSSESSION



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

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter 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.

VIEWING

By appointment with Morgan Carpenter 01558 821269

OUT OF OFFICE CONTACT

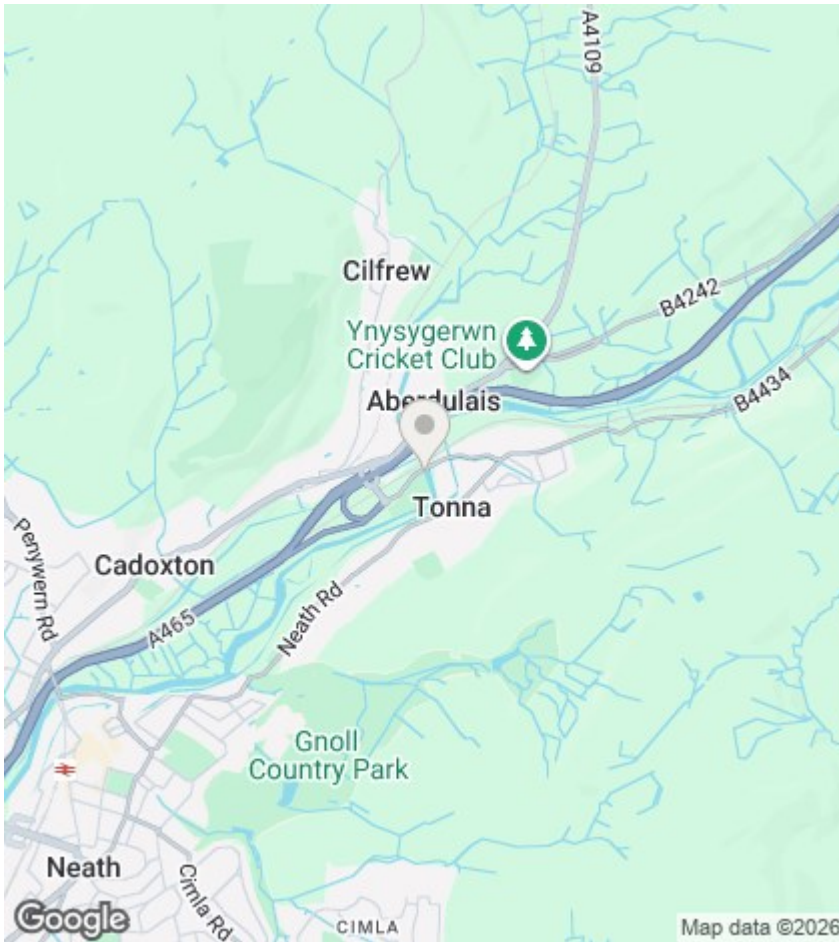


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Directions

Viewings

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

EPC Rating:

