

**FOR SALE**

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**Land at Capel  
Dewi Farm,**  
Carmarthen,  
Carmarthenshire,  
SA32 8AD

**60.09 HECTACRES (148.50  
ACRES) OF AGRICULTURAL  
LAND AVAILABLE AS A WHOLE**

 **Cooke &  
Arkwright**



## DESCRIPTION

The Land at Capel Dewi offers approximately 60.09 Hectares (148.50 acres) of bare land available in one lot. The land benefits from direct road access. The land is divided by the B4300 and is bordered on it's northern boundary by farmland and the Tywi.

The majority of the land is productive agricultural land but there are some areas of scrub, woodland and wetland. Certain parts of the land are also prone to flooding, being mostly the fields adjoining the Tywi. The majority of the land is level and suitable for cropping/ mowing. Access to the land is provided by a retained right of way.

## LOCATION

Capel Dewi Farm is located to the east of Capel Dewi and to the west of Carmarthen.

What3Words code for the entrance lane to the main block of land:  
what3words\\outlawing.minute.typhoon

## GUIDE PRICE

£1,200,000

## GENERAL SERVICES

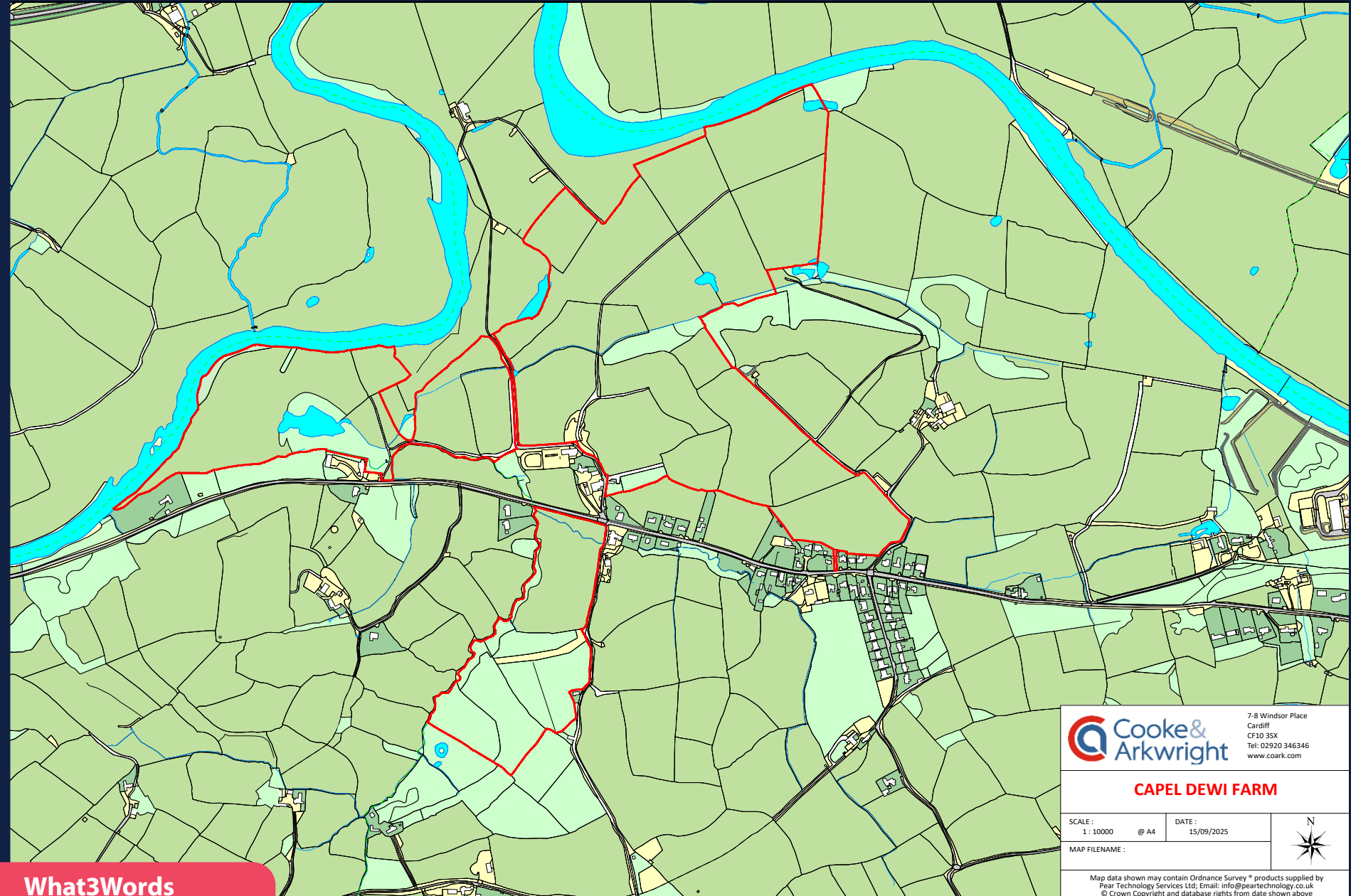
Mains water troughs connected to the land as well as natural water supplies.

## ENTITLEMENTS

For the avoidance of doubt any BPS entitlements will not be available in the sale.

## TENURE

Freehold with Vacant Possession





## BURDENS

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all

## METHOD OF SALE

The property is offered for sale via Private Treaty. Offers are invited Subject to Contract and the Seller reserves the right not to accept the highest or any offer received. The Sellers reserve the right to amend or withdraw any of the property shown in the particulars for sale.

## LOCAL AUTHORITY

Cyngor Sir Gaerfyrddin/Carmarthen County Council  
Neuadd y Sir/County Hall  
Caerfyrddin/Carmarthen  
Dyfed  
SA31 1JP

## VIEWINGS

Viewing is permitted only on foot during daylight hours by a person carrying a set of these particulars. Please book a time and date with Cooke & Arkwright beforehand.



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