

Land Formerly Part of, Brafle Farm, Pentre-Cwrt – SA44 5DE

£1,295,000

Llandysul

jjmorris
Estate Agents



Land Formerly Part of, Brafle Farm

Pentre-Cwrt, Llandysul

Council Tax band: TBD

Tenure: Freehold

- In a ring fence with good road side access
- Suitable for cropping purposes
- Agricultural land extending to 129.5 acres or thereabouts
- Laid to pasture





Situation

Located in an agricultural area between the villages of Pentre-Cwrt, Bancyffordd, Rhos, Llangeler and close to the town of Llandysul. Benefitting from roadside frontage onto two council maintained roadways.

Directions

Location plan attached. what3words

///impose.caravans.angels - the location of the double gates providing access from the Bancyffordd roadway. what3words ///hormones.decays.opts & rare.farms.spurring - additional gated access points along a minor council maintained roadway leading to Pentre-Cwrt

Description

A very useful parcel of level to gently sloping land extending to 129.5 acres or thereabouts in a ring fence. Currently laid to pasture and used for cropping purposes the land is equally suited for fodder crops and/or arable production. Benefitting from good roadside access at three different points the land is in good heart and numerous enclosures have been re-seeded in the last few years.

Services

None are connected to the land. A 33 volt power supply crosses the land. Tenure: Freehold with vacant possession upon completion. Please note that the land is being rented until the 28th of February 2026. Local Authority: Carmarthenshire County Council. Entitlements: None are included with the sale. Public Footpaths: Do cross the land.

General Remarks

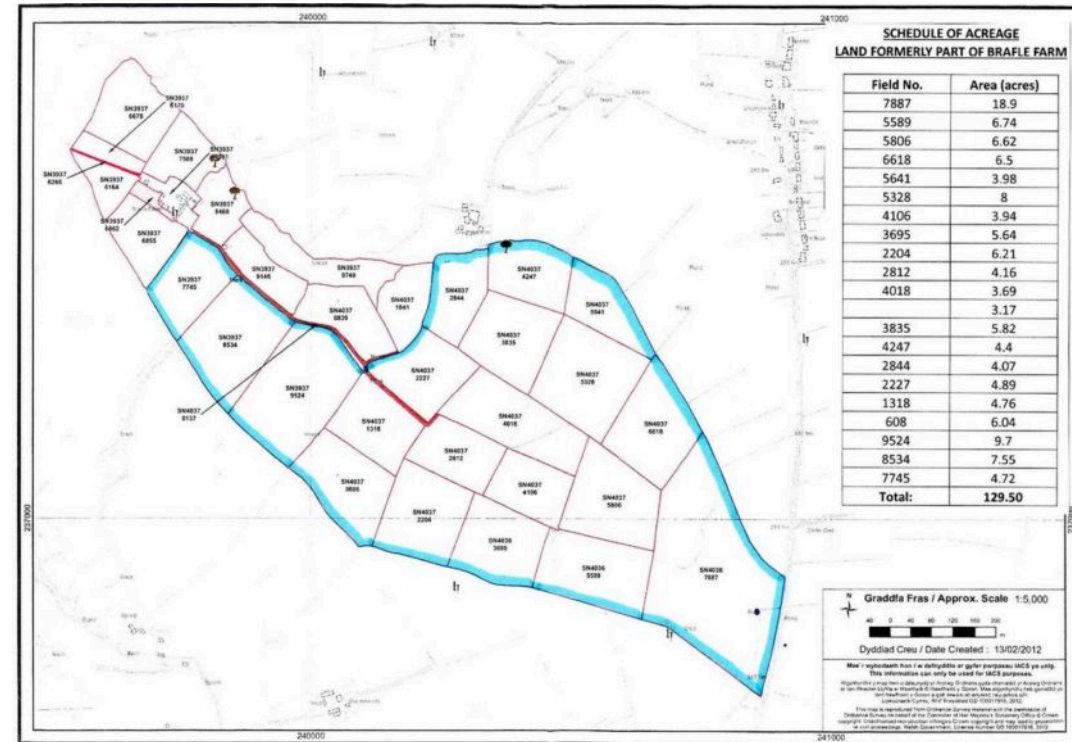
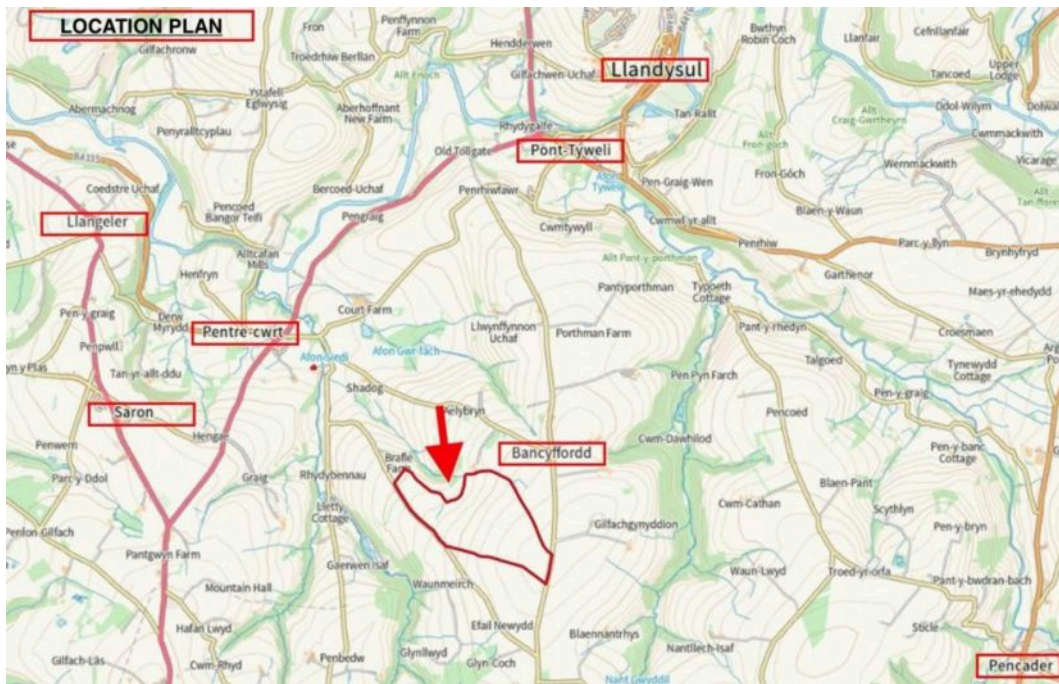
Very rarely do large parcels of land appear on the open market in the area and this is certainly an opportunity not to be missed. Available as a whole or in suitable lots, viewing is highly recommended.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.









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