



**Land Part of, Dolgoch, Brongest - SA38 9EU**

Newcastle Emlyn

**£300,000**

**Estate Agents**



## Land Part of, Dolgoch

Brongest, Newcastle Emlyn

Council Tax band: TBD

Tenure: Freehold

- Suitable for grazing, cropping and arable purposes
- Extending to 18.994 acres or thereabouts
- Quality parcel of land
- In one good sized enclosure





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#### **Situation**

Fronting a minor council maintained roadway enjoying a rural location close to the villages of Brongest and Bryngwyn some 5 miles or so distant from the market town of Newcastle Emlyn.

#### **Directions**

Please see the location plan attached. what3words ///straying.ranked.thrillers - gated access point

#### **Description**

Extending to 20 acres or thereabouts in one enclosure, this quality parcel of land is capable of excellent productivity being suitable for grazing, cropping and arable purposes. Also suitable for organic purposes. Benefiting from good roadside access the land offers an excellent opportunity to acquire a first class parcel of land in a renowned grass growing area.

#### **Services**

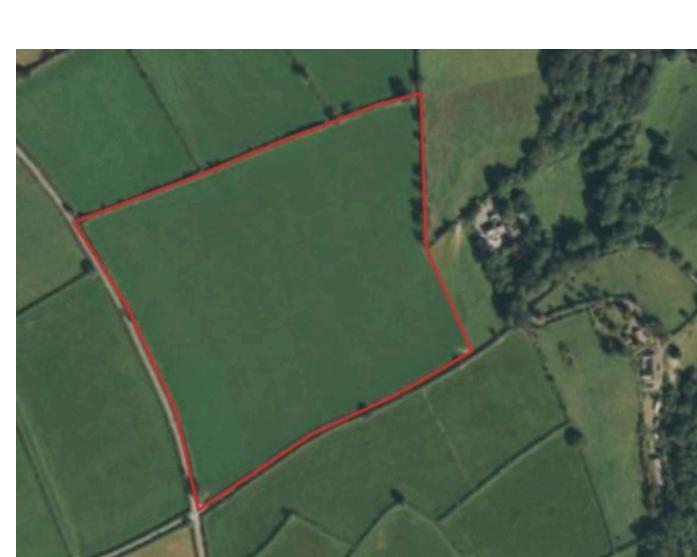
None connected to the land. Utility poles do cross the land and the sale is subject to the relevant wayleave agreements. Entitlements: Do not form part of the sale. Tenure: Freehold with vacant possession upon completion. Local Authority: Carmarthenshire County Council

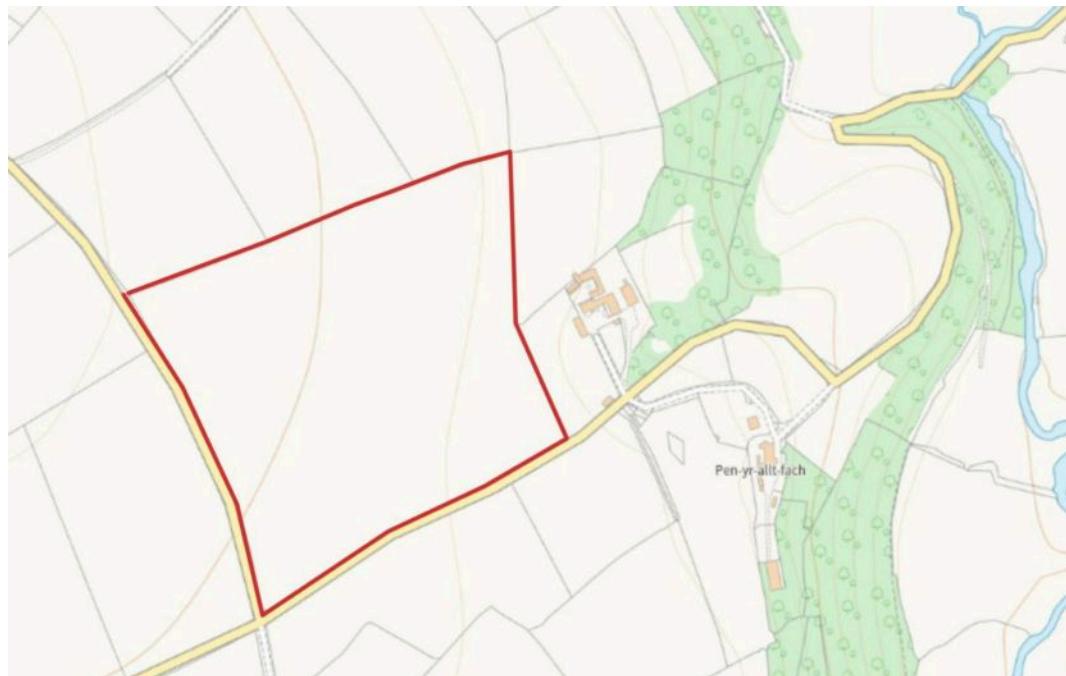
#### **General Remarks**

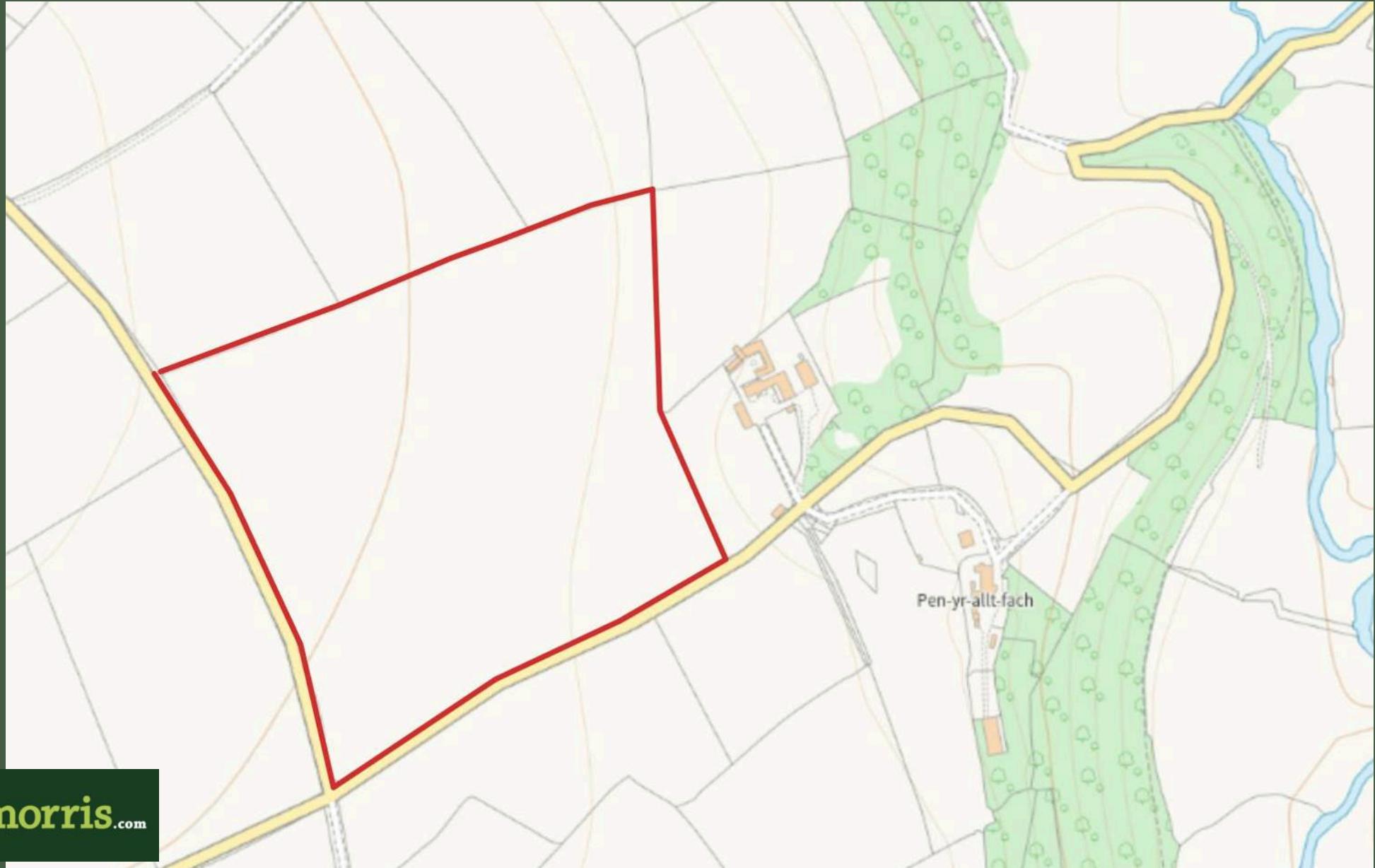
An excellent opportunity to purchase a productive parcel of land in one enclosure being capable of early and great productivity.

## 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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## JJ Morris Cardigan Office

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