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**Land known as Parc Mawr, Penrallt Dolau, Clydewy – SA35 0AW**

Llanfyrnach

**£150,400**



## Land known as Parc Mawr, Penrallt Dolau

Clydey, Llanfyrnach

18.8 acres of agricultural land divided into two enclosures

Suitable for cropping purposes

Productive parcel of south facing land

Roadside access from the Star to Tegryn roadway

Guide Price: £8000 per acre

Council Tax band: TBD

Tenure: Freehold

- SUITABLE FOR CROPPING PURPOSES
- SOUTH FACING AND GENTLY SLOPING
- FRONTING ROAD FROM STAR TO TEGRYN
- 18.8 ACRES OR THEREABOUTS

## Situation

Enjoying a rural location fronting the Star to Tegryn roadway.

## Directions

From Cardigan, proceed through the villages of Boncath, Bwlchygroes and enter Star. In the middle of Star take the road to the right by Star Mill and continue for approximately 500 metres and the land will be located on your left, directly opposite the farm entrance to Dolau Llanerch. A For Sale board will be visible on site.  
what3words //sector.joints.capers

## Description

Extending to 18.8 acres or thereabouts of south facing agricultural land, divided into two enclosures for ease of management. Suitable for cropping purposes, the land has previously been ploughed and offers an excellent opportunity to purchase a productive parcel of land. Equally the land is suitable to those lifestyle purchasers looking for a parcel of land to call their own.

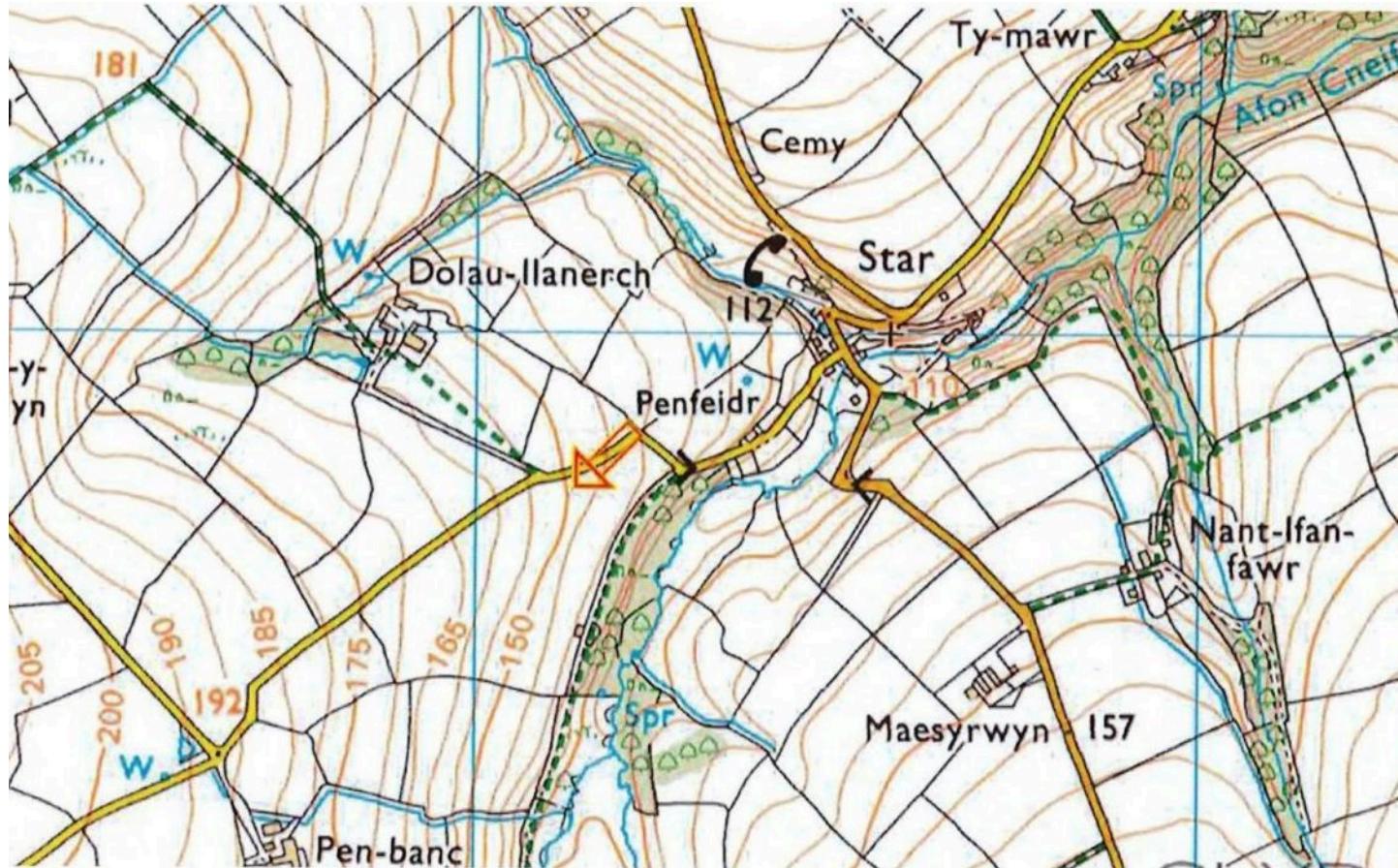
## Services

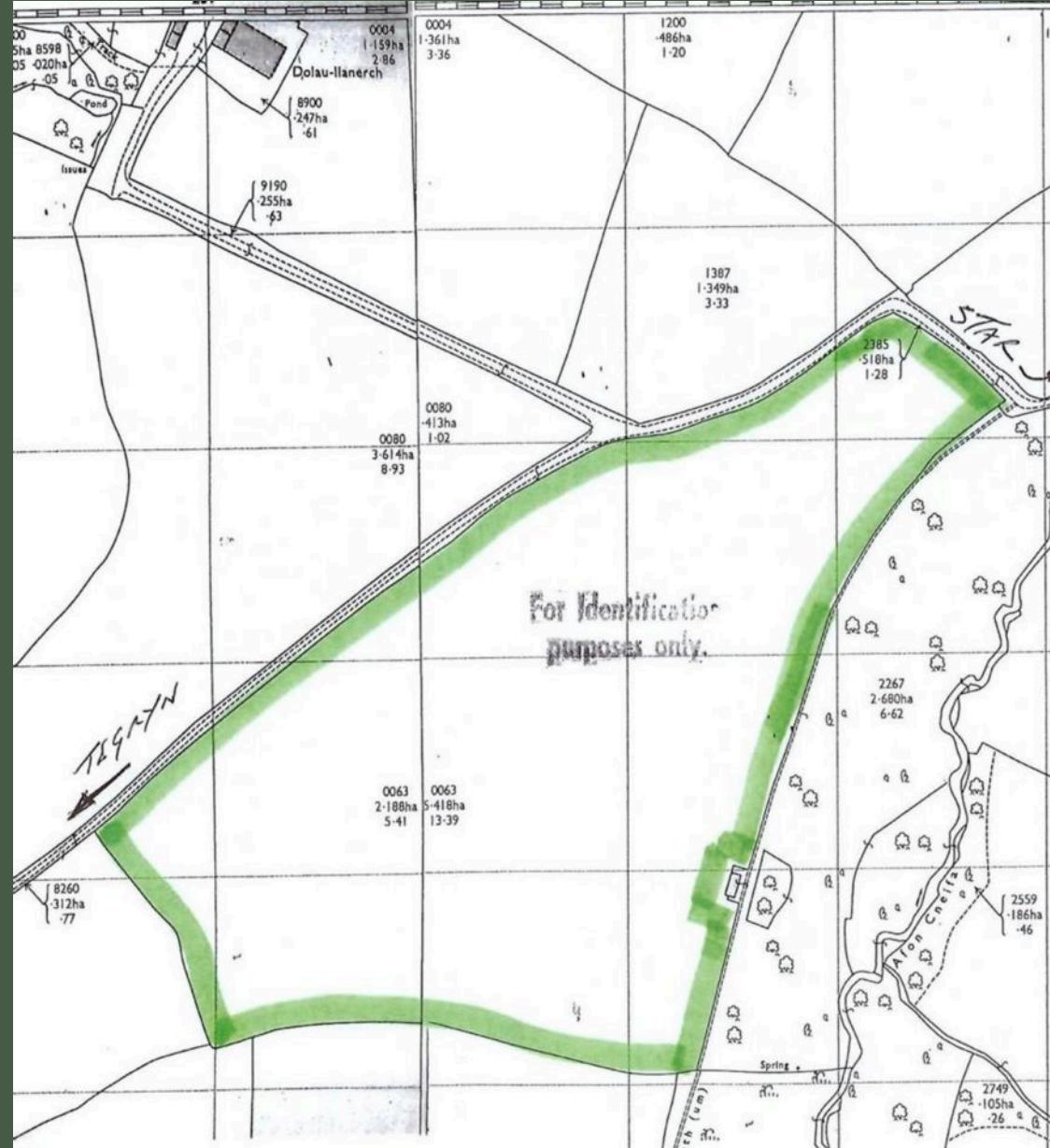
None are connected to the land. Tenure: Freehold and available with Vacant Possession. Local Authority: Pembrokeshire County Council

## General Remarks

An excellent opportunity to purchase a useful sized parcel of land which is suitable for cropping purposes. Realistically guided at £8000 per acre.

## Location Plan





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## JJ Morris Cardigan Office

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