



## Land Near Dryslwyn & Cwrt Henri Carmarthen Carmarthenshire

An attractive parcel of pasture land currently forming two enclosures with direct access from the Cwrt Henri Lane

- Valuable equestrian / grazing paddocks •
- Direct access from highway •
- Timber field shelter •
- Approximately 3.54 Acres (1.43 Hectares) •



# Land Near Dryslwyn

Off Cwrt Henri / A40 Lane (close to residence of Erw Wen - Postcode SA32 8RE)  
Near Carmarthen, Carmarthenshire

An attractive and compact parcel of pasture land, currently divided into two grazing paddock enclosures, along with a timber field shelter and benefitting from direct access to the highway. This land is likely to be of great appeal to agricultural, equestrian and amenity purchasers.

Cwrt Henri – 1.0 mile  
Dryslwyn – 3.0 miles  
Carmarthen – 9.0 miles

- Convenient situation close to the A40
- Private position
- Good grazing paddocks
- Attractive views
- Timber field shelter

## Location & Situation

The land is located between Cwrt Henri and the western lane which connects directly to the main A40 Llandeilo to Carmarthen road (close to the Halfway Public House). Therefore the land is very accessible and benefits from direct access from the highway. A location plan is included on the covering letter.

## Description

The land comprises of a compact parcel of pasture land, divided into two enclosures. The parcel nearest to the highway is mainly level with the furthest parcel gently sloping towards the adjacent woodland. A mature hedge and stock fence divides the two parcels. Both form good grazing paddocks. A timber field shelter is situated on the land. In total the land extends to approximately 1.43 hectares (3.54 acres).

## Services

There are no mains services directly connected to the land but it is anticipated that services are situated close by due to the proximity of other buildings, and the residential dwelling of Erw Wen. It is for any purchaser to investigate and satisfy themselves on the ability to connect to any services they may require.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and Public & Private rights of way, whether they are specifically referred to in these particulars or not.

## Sale Method

The land is offered for sale by Private Treaty. The Agents reserve the right to sell the land by Tender or Auction at a later stage to conclude the sale process.



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Not to Scale: For Identification Purposes Only.

## Tenure

The freehold interest in the land is offered with vacant possession being provided on completion.

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. There is a small entrance gate on the roadside and anyone viewing the land is advised to take care with parking on the roadside of the lane and accessing the land. Any parties viewing do so at their own risk.

## Directions

From Cwrt Henri Village take the last turn on the left before leaving the village when travelling north. Proceed along this lane for approximately 1 mile passing the property of Erw Wen on the left. The land is on the right a short distance after this property. It can be identified from the images on this brochure. Please note that the Owners of Erw Wen are not connected with this sale so please do not disturb the Owners

From A40: Travelling east on the A40 from Carmarthen take the left turn immediate after passing the Half Way Inn Public House on the left hand side, approximately 8.0 miles from Carmarthen. Proceed up this lane approximately 1 mile passing Twyn farm on your right hand side. Proceed past the farm and past the junction on the left. The land can then be found after a short distance on the left hand side.



## Important Notice

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