



**For Guidance
Only**

Land at Penclippin Henllan Amgoed, Whitland, SA34 0TD

Offers in Region of £350,000

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Land at Penclippin, Henllan Amgoed, Whitland

A parcel of land extending to 35 acres or thereabouts that includes a yard and range of agricultural buildings, situated in the West Carmarthenshire area of Henllan Amgoed/Login. The land enjoys good access and has water connected, is well fenced and gated, being ideal for grazing and cropping. The land is accompanied with a yard and range of useful cow and storage sheds, plus a small wooden cabin.

Situation

The land occupies a delightful rural setting overlooking the West Carmarthenshire countryside towards the coastal county of Pembrokeshire. The small town of Whitland lies within some 4 miles or so and offers a good range of local services that cater for most day requirements with the larger towns of Carmarthen and Haverfordwest, being the County Towns of Carmarthenshire and Pembrokeshire respectively, both being within easy reach.

Directions

What3Words: [awoke.digit.pining](#)

The Buildings

The buildings include:- 96' x 20' open fronted stock shed, being a steel portal frame, with infill block and box profile clad elevations under a box profile clad roof; 24' x 20' open fronted stock shed of similar construction; 30' x 55' stock shed of similar construction. On the lane leading to the fields is a further stock shelter. There is also a small wooden cabin and separate shed with useful toilet/shower and kitchen.

The Land

The Land extends in total to 35 acres or thereabouts as per the plan attached for identification purposes only. The land is serviced by a compacted stone lane, which serves the majority of the fields, with one having roadside access. This is a parcel of land that is typical of the area, being level or gently sloping pasture land that is suitable for grazing and cropping within an appropriate rotation. It is well-fenced and gated, with a natural water supply supplemented by mains fed water tanks within the fields. A quarry provides a sheltered area to outwinter stock and alongside the pastures there are natural woodland areas, that provide a degree of natural shelter. Some of the fields enjoy far reaching views over the surrounding countryside.

Services

There is mains electric and water to the main buildings with a mains water supply to the water tanks within the fields. The cabin is connected to mains electricity. There is mains water and electricity to another shed with kitchen and shower. Drainage is private.

Tenure

The property is freehold of tenure and vacant possession will be available upon completion of sale. The property is located within the administrative area of Carmarthenshire County Council and we understand that the Chalet can be used for holiday letting purposes only.

Viewing

Viewing is highly recommended for purchasers looking for a parcel of land, with the added benefit of agricultural buildings.









CABAN CEFN GUAD - FOR IDENTIFICATION

PURPOSES ONLY 217000



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