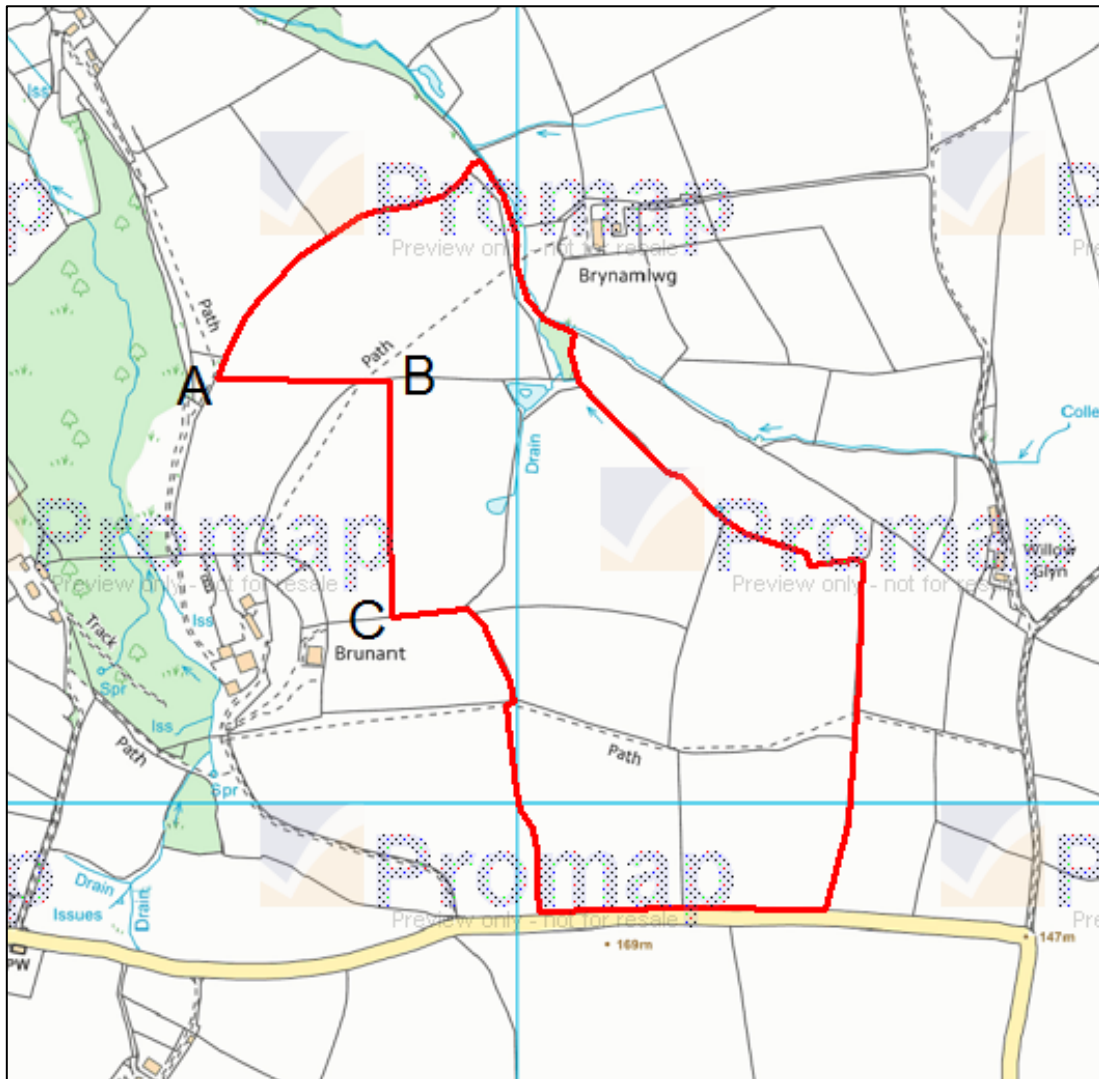


142 Main Street • Pembroke  
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Email: info@owenandowen.co.uk  
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# OWEN & OWEN

## CHARTERED SURVEYORS

FOR SALE  
53.95 acres (21.83 hectares) or thereabouts at  
Brunant Farm, Ciffig,  
Whitland, Carmarthenshire, SA34 0LX



An excellent block of grazing and mowing land.  
With good roadside access. Well fenced

**NOTE:** The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

**DESCRIPTION:**

53.95 acres (21.83ha), or thereabouts of productive grassland in a single enclosure. Presented in good heart, the land is currently cropped and grazed. Fenced for cattle and sheep, the property has if required access to a mains water supply.

**LOCATION:**

The land adjoins Brunant Farm, in the hamlet of Ciffig, just a short drive south of the market town of Whitland, Carmarthenshire. The land is accessed off the council maintained highway and is shown for identification purposes only on the enclosed land plan and location plan.

**DIRECTIONS:**

From Whitland, travel south, over the level crossing, towards Tavernspite. After cresting the hill, take the turning left to Ciffig. Proceed along this road, past the church and continue for a further ½ mile. The entrance to Brunant Farm will be found on your left hand side. The land in question is just a short distance along from the driveway.

**BOUNDARIES:**

Boundaries to the pasture are mature hedgerows comprising a number of trees providing useful shelter. A purchaser will be required to erect and maintain a new fence along the lines marked A – B – C on the enclosed plan. The specification of the fence and the timing of its erection to be agreed between the vendor and purchaser.

**ACCESS:**

From the council maintained highway

**EASEMENT, WAYLEAVES AND FOOTPATHS:**

The land is sold subject to all easements and/or wayleaves that have been granted. The vendors will retain a right of access as a bridleway to the adjacent property, Brynamlwg. Such route to be agreed between the vendor and purchaser.

**BASIC PAYMENT SCHEME ENTITLEMENTS:**

Are available for sale with the property, if required.

**RESTRICTIVE COVENANTS**

The property will be sold with a covenant restricting the use of the land to agricultural or equestrian use only. No buildings or structures are to be erected or placed on the land. Such covenant will be enforced by a restriction on the purchaser's title.

**LOCAL AUTHORITY:**

Carmarthenshire County Council County Hall, Carmarthen, Carmarthenshire, SA31 1JP

E-mail: [direct@carmarthenshire.gov.uk](mailto:direct@carmarthenshire.gov.uk)

Tel: 01267 234567

**METHOD OF SALE:**

By Private Treaty – all enquiries should be made to the sole selling agents, Owen & Owen, 142 Main Street, Pembroke, SA71 4HN. Telephone: 01646 621500. E-Mail: [info@owenandowen.co.uk](mailto:info@owenandowen.co.uk)

**VIEWINGS:**

The land can be viewed at any time during daylight hours so long as a set of these Sales Particulars are to hand.

**GUIDE PRICE:**

The whole – Offers in the region of £540,000 subject to contract.

# LOCATION PLAN

