



SITUATION & PROPERTY

An **11.9 Acre Approx. Irregular Shaped Section of Land** located in Maudsland which is a small area of heathland situated between Newcastle Emlyn and Carmarthen in South West Wales. The Land does not border a public road and it is in an area designated as "open access" which allows public access on foot.

The Land forms part of a shallow ravine at the head of a stream and contains upland heath land with heather, grass land and scattered trees along the stream side. The Land is bordered to the north by farmland, to the south by commercial conifer woodland and to the west and east by moorland.

We are advised that the centre of the property is located at map reference SN334344.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION, subject to any rights that may exist.



Vacant 11.9 Acre Land

The Surveyors dealing with this property are
STEVEN GROSSMAN and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Israel Strange & Conlon - Tel: 020 7833 8453
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts