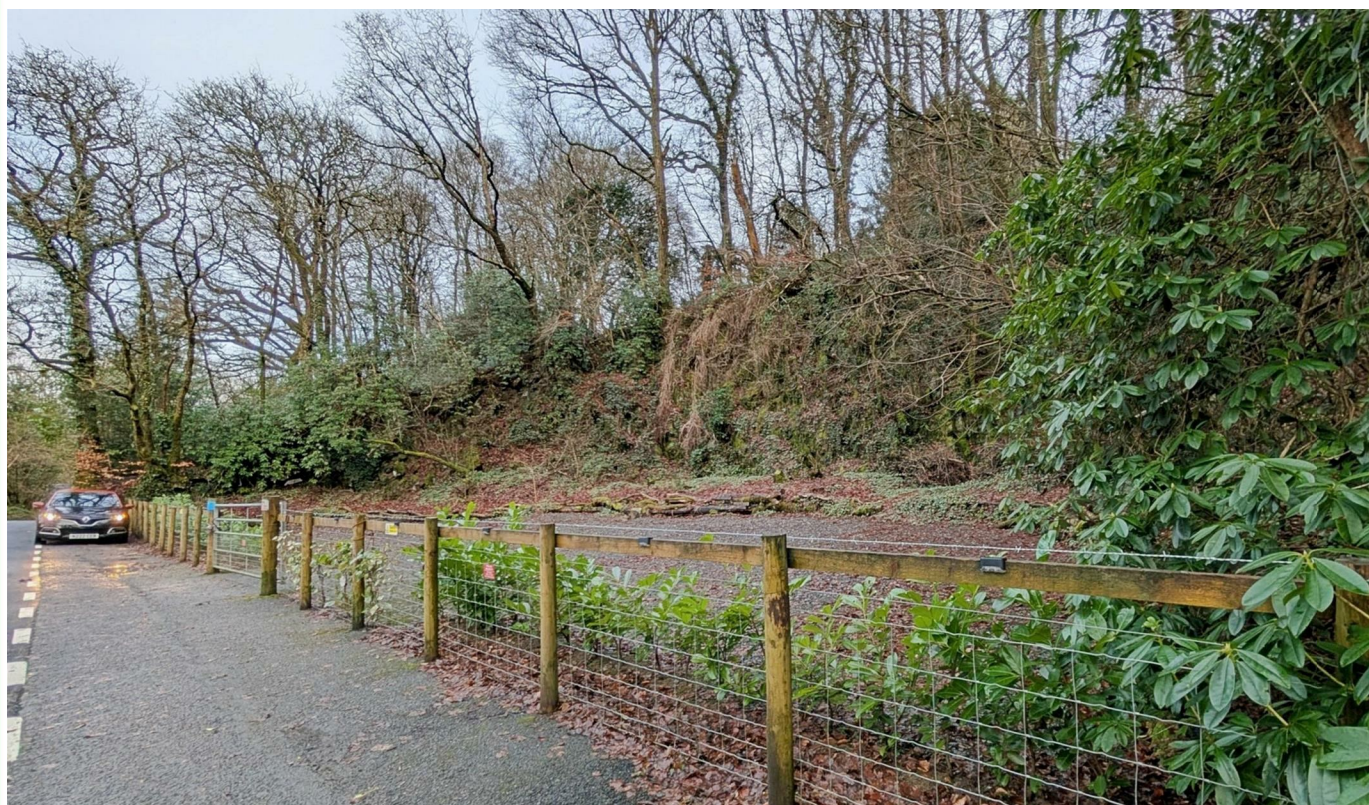




Rhydyceir Quarry Capel Dewi, Llandysul, SA44 4PJ

A well-positioned plot of land located at Rhydyceir Quarry, Capel Dewi, near Llandysul, offering an opportunity to acquire land in a rural West Wales setting with good roadside access.

The plot measures approximately 105ft in length and 60ft in depth. The vendor has advised that ownership extends up to the white line on the road, however the fence and 13ft gated entrance have been set back deliberately to allow vehicles to pull safely off the road when opening and closing the gates.

The land benefits from secure fencing to the roadside and along the top of the rock face, clearly defining the plot boundaries. Access is directly from the road, which has recently been resurfaced, improving both approach and usability.

There are no services connected to the land, although services are understood to be available in the vicinity, subject to the necessary enquiries and permissions. No planning applications have been submitted in respect of the land, giving purchasers the flexibility to explore future potential in accordance with local planning policies.

Situated in a peaceful countryside location yet within reasonable reach of Capel Dewi and the amenities of Llandysul, this plot may appeal to buyers seeking a land purchase for storage, amenity use, or longer-term prospects (subject to consents).

All interested parties are advised to make their own enquiries with the relevant authorities regarding boundaries, planning, and services.



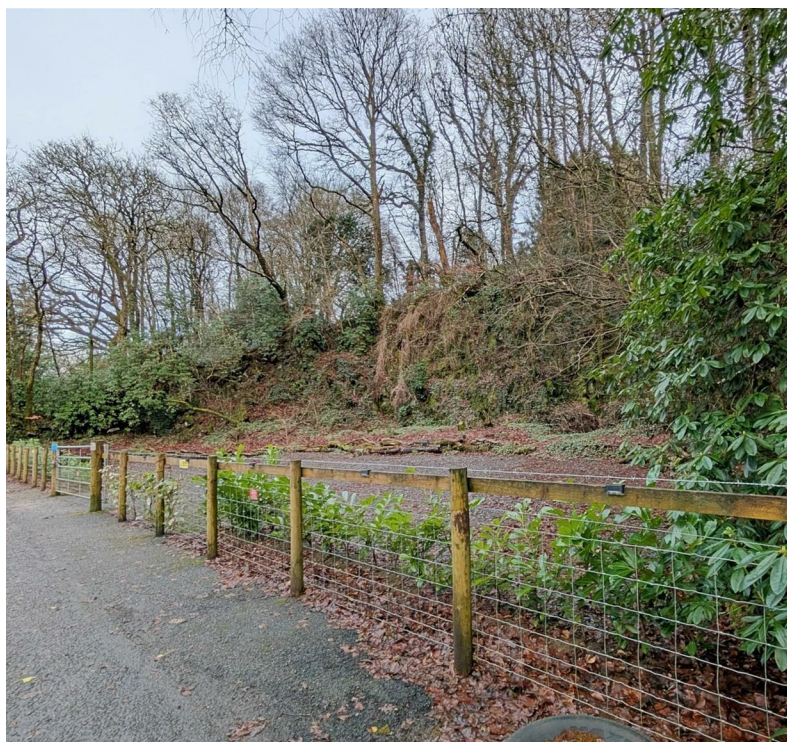
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