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## Lakeside Leisure Campsite Meidrim Road, St. Clears, Carmarthen, Carmarthenshire, SA33

**Asking Price <sup>ADN</sup> £155,000**

A rare opportunity of purchasing a delightful lake and land, in all approx 4 acres, previously used as a camping and glamping site under a caravan club licence with managers cabin and planning consent for an utility building.

In our opinion a property with huge potential or even as a rural retreat.

Approx 2 miles North of St Clears



## Location



Located in a convenient yet attractive location adj a small river and the St Clears to Meidrim road approx 2 miles from St Clears. St clears offers a good range of local amenities, and just of the A40 roadway being the gateway to Pembrokeshire and its popular beaches.

## Description



An attractive parcel of land mainly a large lake with central island and with a circular walk around the area also adj the river Dewi Fawr.

An area with potential for a camping or glamping venture as it has been used for historically, under a caravan club license. It is also an area high in conservation and amenity value and would be ideal for those looking for a rural retreat.

## Cabin



There is a small cabin used as a managers cabin on site

## Toilet and Shower



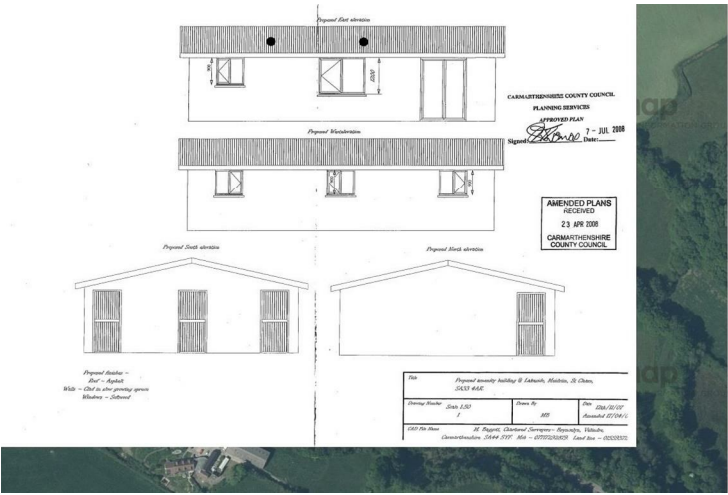
## Lake



The lake is a feature of this property and offers diverse appeal having a central island and is an attractive feature.



Planning Consent



We understand that there is planning consent for a detached amenity building 10m x 7 m on site with the base laid for this copies available from the agent, ref W/17890

Serivces

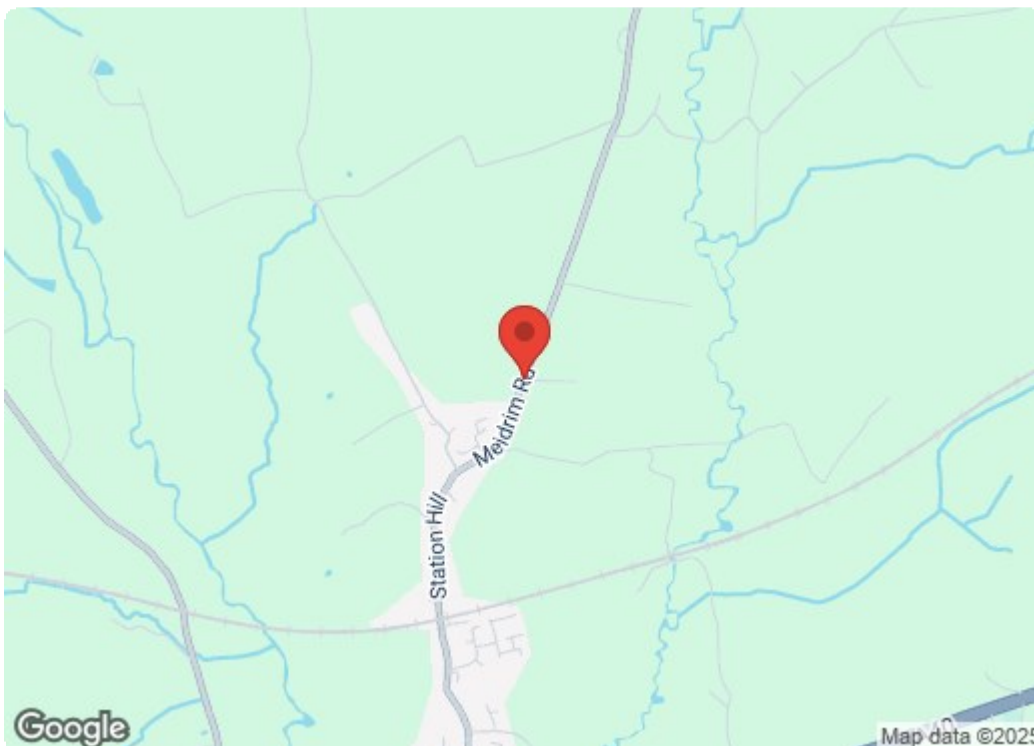
No electricity, mains water and private drainage.

Directions

From St Clears take the B4299 Meidrim road north for approx 2 miles and the land is located on the right hand side  
What3words : vanilla.overcomes.develops

Pictures

Some of the pictures have been provided by the vendors and are historic.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |



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