



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Lakeside Leisure Campsite Meidrim Road, St. Clears, Carmarthen, Carmarthenshire, SA33
ADN
Asking Price £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

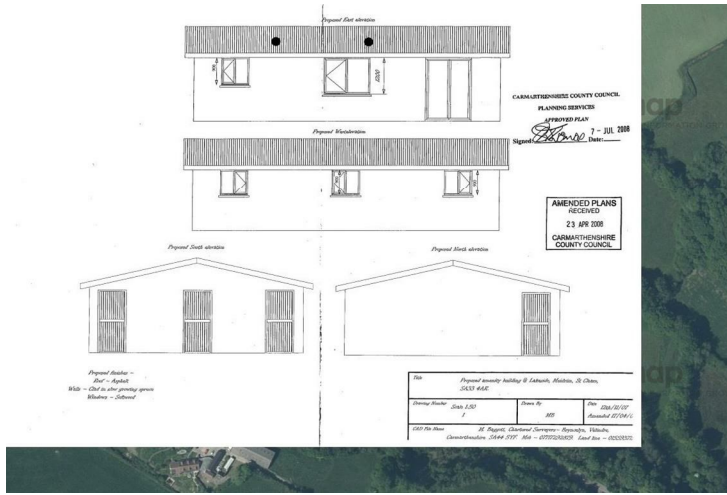


Lake



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

Services

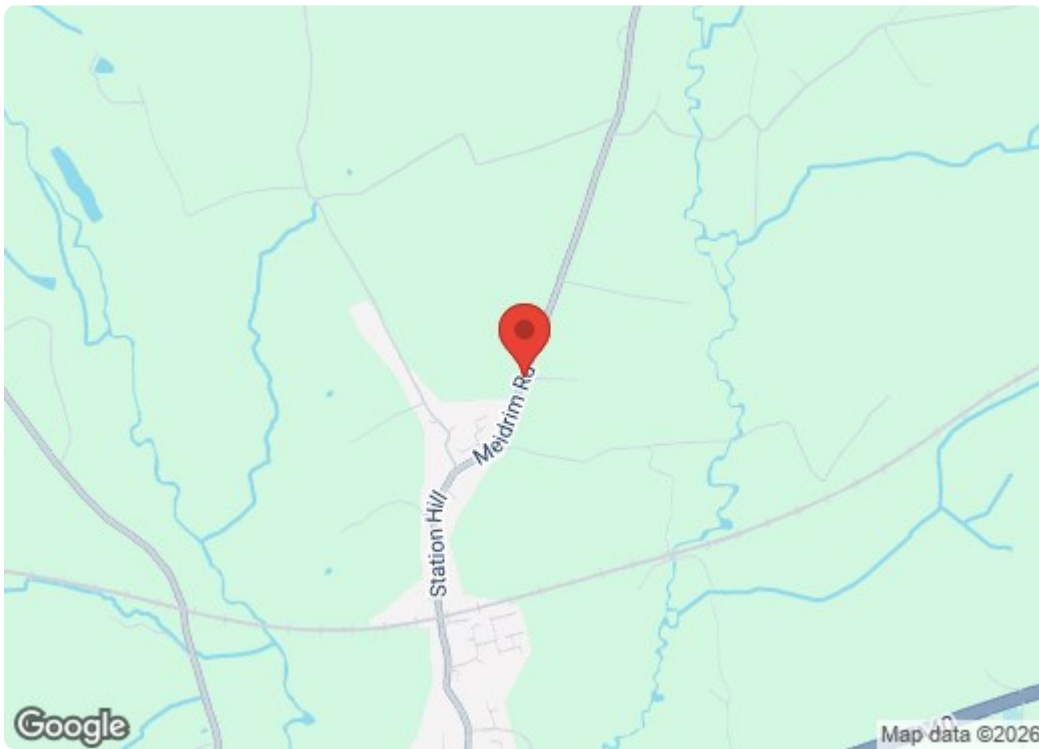
No electricity, mains water and private drainage.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,