



£295,000

## Approx. 73.259 acres of Land at Loughor Estuary

A rare opportunity arises to purchase a parcel of land including salt marsh extending to 73.259 acres set in landmark location on the River Loughor Estuary. The saltmarsh is an intertidal area of land which is located to the Western part of the property and measures approximately 53.50 acres. The Eastern part of the land is currently used for grazing land with potential considered for agricultural, equestrian and amenity use, measuring approximately 19.76 acres. There is stock proof fencing on the appropriate boundaries.

Swansea, SA4 6TH

### DIRECTIONS

Travelling South-West on the M4, take exit 47 to Swansea. At the Penllergaer Interchange, take the 2nd exit onto A483 and continue for approximately 1.4 miles. At the next roundabout take the 2nd exit onto the A484. Continue on this road for another 1.2 miles before taking the 4th exit at the roundabout onto Swansea Rd/B4620. For the next nine roundabouts take the second exits to remain on the B4620 and at the next roundabout take the 2nd exit onto Corporation Rd/A4240. Take the left onto Bwlch Rd and continue onto Gwynfe Rd. W3W///lush.passwords.scans

### SITUATION

The Land is situated in close proximity to the town of Loughor in Swansea, which lies on the estuary of the River Loughor.

### BRIEF DESCRIPTION

A rare opportunity arises to purchase a parcel of land including salt marsh extending to 73.259 acres set in landmark location on the River Loughor Estuary. The saltmarsh is an intertidal area of land which is located to the Western part of the property and measures approximately 53.50 acres. The Eastern part of the land is currently used for grazing land with potential considered for agricultural, equestrian and amenity use, measuring approximately 19.76 acres. There is stock proof fencing on the appropriate boundaries.

### ACCESS

Access is via a right of way through the southern boundary.

### TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

### PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

### SERVICES

We are informed that there is Natural Water sources available on the land.

### BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

### FENCING

The property does benefit from stock proof fencing, however the purchaser would have the responsibility of assessment for their own needs.

### WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

### GUIDE PRICE

£295,000

### FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

### HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

### PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency



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#### Cowbridge

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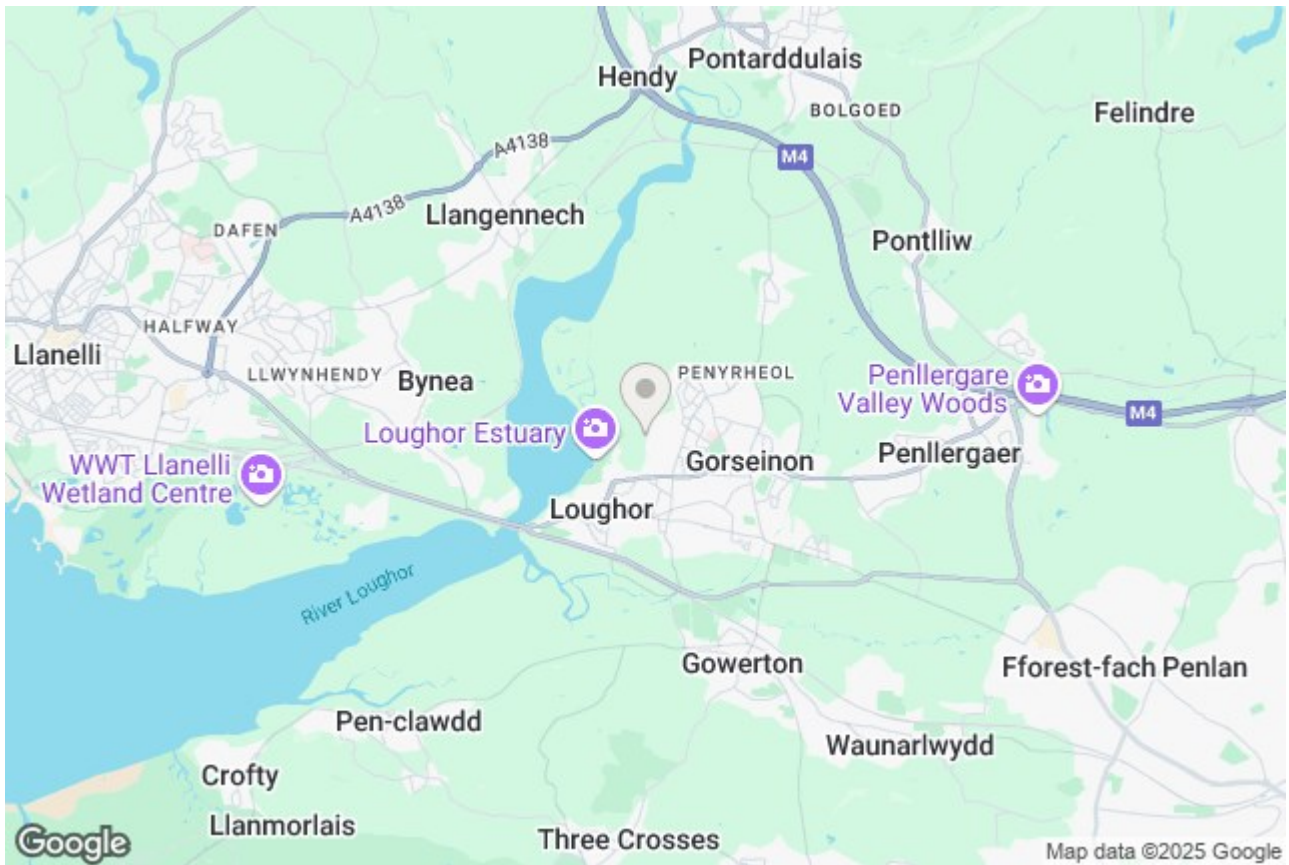
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#### Follow us on





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