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

Asking Price ^{ADN} £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

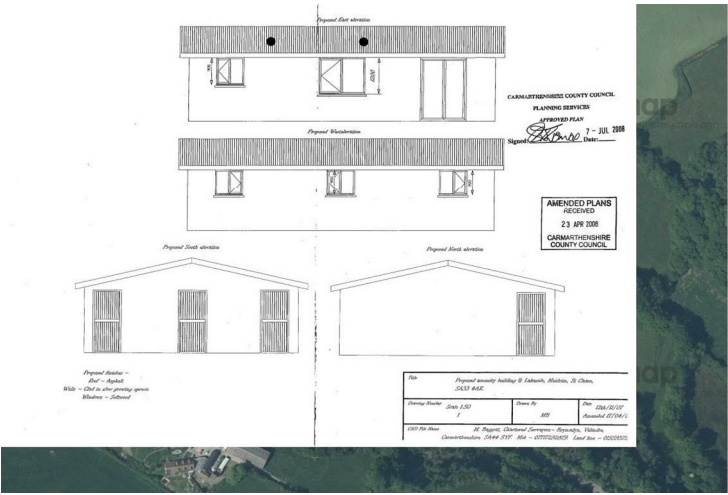


Lake



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

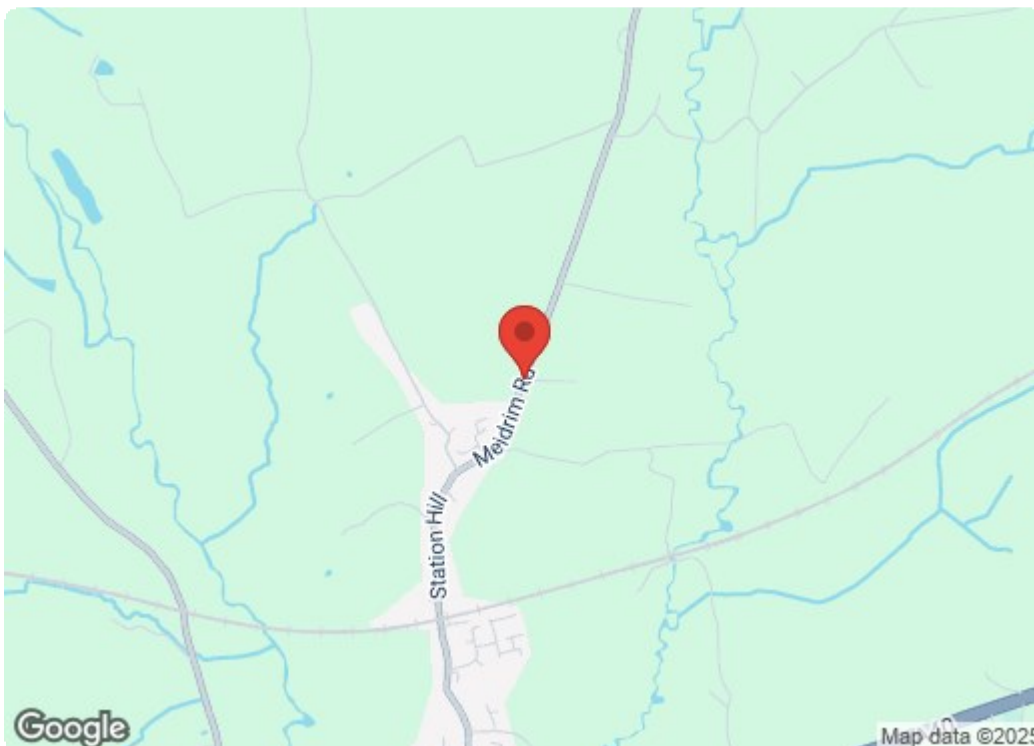
No electricity, mains water and private drainage.

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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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