

Tel: 01646 562387

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PEMBROKESHIRE
PROPERTIES
ESTATE AGENTS



Morfa Bach, St Clears, Carmarthen, SA33 4HD

Guide Price £400,00

**25 Acres (10.11 Hectares) Including 6 Acre Caravan & Camping Club Approved CL site
with Fishing Rights**

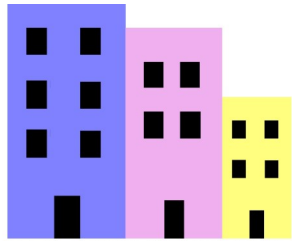
Email: info@pembrokeshireproperties.co.uk

Telephone: Landline: 01646 562387 Mobile : 07821282534

Registered office address :71 -75 Shelton Street, Covent Garden, London UK. WC2H 9JQ

Registration number:13486480





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- Tenure: Freehold
- 25 Acres (10.11 Hectares)
- Viewings – Strictly by appointment only with Pembroke Properties
- Adjoining River Taf with Fishing Rights
- Planning already Granted for Leisure usage
- Roadway, Pitches, Car Park Entrance & Reception Area Already laid to Hardstanding.
- Based close to Major Trunk Road A4066 between Laugharne and St Clears
- 6 Acre CL Caravan and Camping Club Approved
- Outstanding Rural Location
- Numerous Tidal ponds on site
- Various secluded camping areas and nature trails
- Pembroke Costal Path Right of way through site
- Abundance of wildlife and fauna
- Rare Investment opportunity for future development
- On site utilities already in place

Tenure:

This 25 Acre Site comprises of different levels and ground type.

located in an area of outstanding beauty with an abundance of wildlife, fauna, fishing rights to the tidal River Taf and tidal fed ponds with onsite amenities makes this an extremely rare and desirable investment opportunity.

Description

A 6 Acre CL Camping and Caravan Club Site Approved to include Large Hardstanding and Grass Pitches with additional unusual secluded wild camping accessible by foot or ATV. Through the park there are numerous nature trails, secluded spots and tidal fed ponds. A fantastic investment opportunity in the ever growing leisure and recreational angling industry. The coastal path runs directly through the site. The site provides the ultimate secret escape, if you wanted to be closer to nature you really couldn't wish or dream for anymore. Not only does it have the tranquillity of the River Taf running alongside which can be fished for Mullet, Sea Bass, Salmon, Trout and Sewin and much more, it's Ponds are home to Kingfishers and Otters and the marshland provides shelter and sanctuary for the wild game and sea birds. Its location is literally the gateway to all the wonderful places West Wales & Pembroke has to offer and is located directly off a major trunk road.

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Rivers, Tidal Ponds

The River Taf is Tidal ,the site is very close to the spawning ground of Sea Bass at the Estuary just a short distance from the site. An abundance of variety of fish and the occasional seal have been seen in the river. Fishing rights are single bank for approx. 1 mile. All the on site ponds are fed from the river .

Services & Amenities

Onsite utilities currently include electric hook-up's, water, chemical waste disposal point and portable toilet. If you were looking for a unique investment opportunity that has the potential to develop further but also start operating immediately, you need look no further. There is the potential to develop the site amenities further subject to obtaining necessary planning consent.

Nearest points of Interest

Laugharne, St Clears, Tenby, Saundersfoot, Amroth, Carmarthen, Manorbier, Pendine, Narberth, Bluestone, Folly Farm, Oakwood and so much more.

Rights of way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.



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