

FOR SALE BY INFORMAL TENDER. 32 acres of highly productive grassland. Llwyncelyn. Near Aberaeron. Cardigan Bay. West Wales.



Land adjoining Bryndere, Llwyncelyn, Aberaeron, Ceredigion. SA46 0HN.

£260,000 Guide Price

(GUIDE PRICE) A/5547/RD

** For sale by informal tender ** Best offers to be received at the office of Morgan and Davies, Aberaeron no later than 12 noon on Friday 28th November 2025 (tender form attached) or by e-mail to rhys@morgananddavies.co.uk ** Highly quality of value of parcel of agricultural land extended to some 32 acres or thereabouts ** Enjoying excellent road frontage

** Edge of popular coastal village and some 3 miles or so from the Cardigan Bay coastline at Aberaeron ** Highly productive early growing grassland area ** Split as 1 large enclosure and a side small enclosure with a woodland leading down to a nearby stream ** Easy laid to pasture with adequate natural shelter ** Good clean land with potential for long term alternative use ** Walking distance to village centre **

** A RARE AND UNIQUE OPPORTUNITY TO SECURE SUCH A LARGE PARCEL OF LAND WITHIN THIS POPULAR COASTAL REGION - THESE OPPORTUNITIES DO NOT COME OFTEN **



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Located on the fringes of the coastal village of Llwynneclyn lying some 5 minutes south of the Georgian harbour town of Aberaeron.

The town of Aberaeron offers a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, local cafes, bars and restaurants.

The village of Llwynneclyn and Ffos y Ffin offer post office, petrol station, active community hall, public house, mini supermarket and places of worship.

THE LAND

The land is for sale for the first time in a generation and is in a particularly convenient location which will be a valuable add on to any agricultural business enterprise.

The property enjoys excellent road frontage and is bound by mature hedgerows and stockproof fencing.

There is water connection to the fields.

Highly valuable and quality productive parcel of land of some 32 acres of meadow land and grazing historically been highly productive silage fields with council road frontage.

The land is currently split into enclosures, with some 4.7 acres of steeply sloping woodland leading down to the Afon Drywi.

We would recommend early viewing of the land as it is located in a favoured agricultural community along the Cardigan Bay coastal belt conveniently positioned between popular towns of Aberaeron and New Quay.





PLANNING

All planning related enquiries are directed towards Ceredigion County Council Planning Department, contactable on 01545570881 / planning@ceredigion.gov.uk

PLEASE NOTE

The vendors reserve the right to consider including an overage provision on the land in view of potential future development prospects. The terms of the overage provision would be agreed prior to accepting any offer, depending on the level of offer received.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWINGS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



Rhyd y Goffnant

Pontrhyd

Ford

PLEASE REPLY TO ABERAERON OFFICE.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND ADJOINING BRYNDERE, LLWYNCELYN, ABERAERON, CEREDIGION,
SA46 0HN
(A/5547/RD)

To be sent/delivered/e-mailed to the Agents Offices
No later than -

12 Noon on Friday 28th November 2025

**To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion
SA46 0AS**

Email: rhys@morgananddavies.co.uk

I/We

Address

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not
subject to any planning applications and the land is sold as seen.

My/Our Solicitors are:-

.....

.....

Signed

Date.....2025.



LAMPETER

12 Harford Square, Lampeter,
Ceredigion SA48 7DT

TEL: 01570 423 623

lampeter@morgananddavies.co.uk



ABERAERON

4, Market Street, Aberaeron,
Ceredigion SA46 0AS

TEL: 01545 571 600

aberaeron@morgananddavies.co.uk



CARMARTHEN

11 Lammas Street, Carmarthen,
Carmarthenshire SA31 3AD

TEL: 01267 493 444

carmarthen@morgananddavies.co.uk

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Aberaeron head south on the A487 proceeding through the villages of Ffos y Ffin and Llwyncelyn. Having past the petrol station on your right hand side take the next right hand turning signposted Gilfach yr Halen. Continue along this road for approximately ½ mile and on exiting the village you will come across a stand alone bungalow on your left hand side. The access to the field is just after the bungalow.

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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