

**FOR SALE BY INFORMAL TENDER. 49.6 Acres of highly productive grassland. Glanrhyd Near Cardigan - Pembrokeshire. West Wales.**



**Land at Fagwr Goch, Glanrhyd, Cardigan, Pembrokeshire. SA43 3PA.**

**£425,000 Guide Price**

**Ref A/5439/RD**

FOR SALE BY INFORMAL TENDER - Best offers to be received at the office of Morgan & Davies Aberaeron no later than 12 noon on Monday 2nd June 2025 (Tender for attached or via email to [rhys@morgananddavies.co.uk](mailto:rhys@morgananddavies.co.uk)).

**\*\*A high quality valuable parcel of agricultural land extending to some 49.6 acres or thereabouts\*\*Enjoying excellent road frontage and central service track\*\*Situated on the edge of Cardigan with outstanding countryside outlook towards the coast\*\*Highly productive grassland area within the early growing West Wales region\*\*Split into 5 separate enclosures accessed from a private lane off the adjoining county\*\*Easy lay to pasture with adequate natural shelter\*\*Good clean land with potential for long term alternative use\*\*Mains water available\*\*A RARE AND UNIQUE OPPORTUNITY TO SECURE A SUBSTANTIAL PARCEL OF LAND WITHIN THIS POPULAR AGRICULTURAL REGION - THESE OPPORTUNITIES DONT COME**



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
[lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
[carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

## LOCATION

Located on the fringes of the coastal village of Glanrhyd, lying some 5 minutes drive south of the Market and estuary town of Cardigan.

The town of Cardigan offers a good level of local amenities and services including primary and secondary schools, traditional high street offerings, retail parks, industrial estate, cinema/theatre, hospital and access to the Teifi estuary.

## THE LAND

The land is well farmed, being in a particularly convenient location which would be a valuable add on to any agricultural business enterprise.

Contained within mature hedgerows and stock proof fencing to all boundaries with water in a central location to the fields.

A high quality productive parcel of some 49.5 ACRES of meadow land and grazing with highly productive silage fields, accessed from a separate track and enjoying council road frontage.

The land is split across some 5 enclosures with mature trees and hedgerows providing excellent shelter in places.

The land is bound in two places by the adjoining council road and we believe has potential for alternative use for those seeking leisure use, potential development or diversification and conservation projects (stc).

We would recommend early viewing of the land as it is located in a favoured agricultural community along the Cardigan Bay coastal belt adjoining the National Park and is expected to be sought after.







Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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

## PLANNING

For further details regarding planning or alternative uses.

Contact -

Pembrokeshire County Council (Planning Dept)

County Hall,

Haverfordwest,

Pembrokeshire,

SA61 1TP.

Tel 01437764551

[planning.support.team@pembrokeshire.gov.uk](mailto:planning.support.team@pembrokeshire.gov.uk)

## 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.

## TENURE

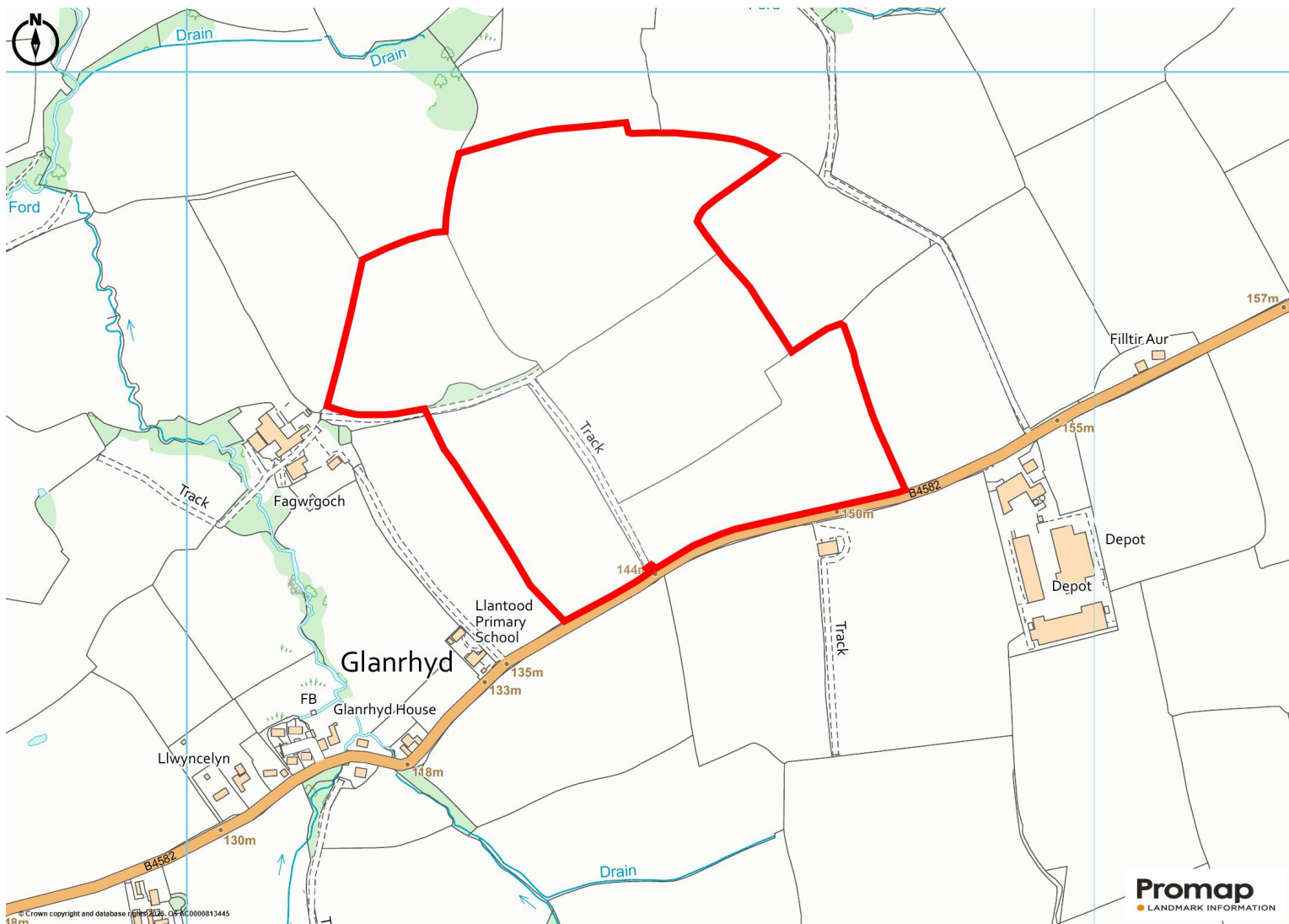
We understand the land to be Freehold.

## Services

We have been made aware that the property benefits from a mains water connection.

## VIEWING

Strictly by prior appointment only.





Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS

(Subject to Contract )

On

LAND AT FAGWR GOCH, GLANRHYD, CARDIGAN PEMBROKESHIRE. SA43 3PA.

Ref A/5439/RD

To be sent/delivered/emailed to the Agents Offices

No later than -

12 Noon on Monday 2<sup>nd</sup> June 2025.

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

Email: [rhys@morgananddavies.co.uk](mailto:rhys@morgananddavies.co.uk) / [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

I/We ..... (Full Names).

Address .....

.....Post Code.....

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 property is sold as seen.

My/Our Solicitors are:-

.....  
.....

Signed .....

Date .....



**Directors:**

Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP  
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

**[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)**

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



**ABERAERON**

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[lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** Mains Supply.

**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 the southern end of Cardigan town centre, head south on the A487 sign posted Fishguard. Proceed up along this road, passing through Pantygrwndy and continuing for a further 1 mile until you reach the next crossroads at Croft Farm and Celtic Cottages. Take the 2nd right hand exit onto the B4582 sign posted Glanrhyd and continue for approximately half a mile, passing CCF Works on your left hand side and the parcel is located on the right hand side as identified by the agents for sale board.

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](mailto:aberaeron@morgananddavies.co.uk)

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



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