

*For sale by informal tender. 4.6 acres of accommodation land. Pontgarreg. Near Llangrannog.
West Wales.*



Lot 1 Land near Bryndewi, Llangrannog, Llandysul, Ceredigion. SA44 6AP.

£40,000

A/5485/RD Offers expected to exceed

****FOR SALE BY INFORMAL TENDER **** Best offers to be received at the offices of Morgan and Davies, Aberaeron no later than 12 noon on Friday 15th August 2025 (Tender form attached) or via e-mail to rhys@morgananddavies.co.uk ******

****4.6 acres of productive grassland **** Situated within the Cardigan Bay coastal belt ****** Highly productive area of land within West Wales ****** Road frontage onto council road ****** Easy laid to pasture with adequate natural shelter ****** Good clean land with potential for long term alternative use (stc) ****** Countryside views ****** Good level of stockproof fencing and mature hedgerows to all sides ****** Relatively level land ******

The land is situated between the coastal villages of Pentregat and Pontgarreg being some 5 minutes drive from the Cardigan Bay coastline at Llangrannog. The market town of Cardigan is within 20 minutes drive of the



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

THE LAND

The land is contained by mature hedgerows and stockproof fencing to all boundaries. A high quality parcel of some 4.6 acres currently used for grazing and cropping purposes enjoying council road frontage. The land is generally south facing and relatively level. We believe that the land may hold some diversification potential for alternative use for those seeking a leisure use/potential development or diversification and conservation projects (stc).

The land would present itself as an ideal add-on to an existing enterprise.

We recommend early viewing of the land as it is located in a favoured agricultural community and is expected to be sought after.

Viewing by appointment only. Please contact our Aberaeron office on 01545 571600.



PLANNING

For further details regarding planning for alternative uses, those interested are asked to contact Ceredigion County Council Planning Department on 01545 570881.

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.

VIEWING

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

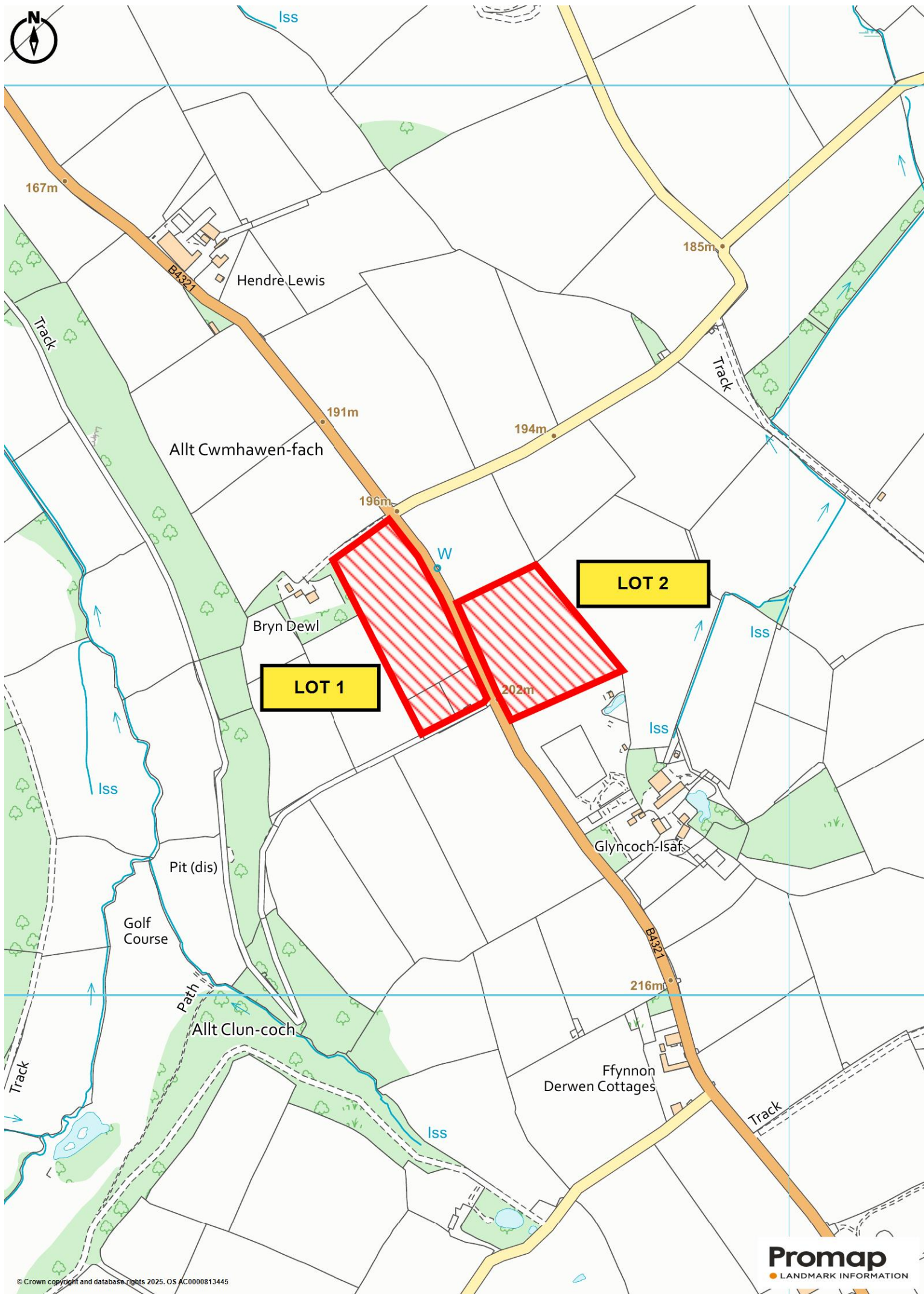
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

Services

Services - The property benefits from mains water connection.

Tenure - Freehold.



Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND NEAR BRYNDEWI, PONTGARREG, LLANGRANNOG, LLANDYSUL, CEREDIGION SA44 6AP
Ref A/5485/RD (LOT 1)

To be sent/delivered/mailed to the Agents Offices

No later than -

12 Noon on Friday 15th AUGUST 2025

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

Email: rhys@morgananddavies.co.uk / 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

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



ABERAERON

4 Market Street, Aberaeron, Ceredigion SA46 0AS
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aberaeron@morgananddavies.co.uk



LAMPETER

12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk

MATERIAL INFORMATION

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



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

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



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