

FOR SALE BY INFORMAL TENDER. 20 Acres of highly productive grazing/cropping land. Within the Cardigan Bay early growing region. Ponthirwaun, near Newcastle Emlyn/Cardigan - West Wales.



Land opposite Postgwyn, Ponthirwaun, Cardigan, Ceredigion. SA43 2RE.

£160,000 Guide Price

REF A/5581/RD

FOR SALE BY INFORMAL TENDER - Best offers to be received at the office of Morgan & Davies Aberaeron no later than 12 noon Friday 27th February 2026. (Tender form attached or via email to rhys@morgananddavies.co.uk). **GUIDE PRICE £160,000 (£8,000 PER ACRE)

Attractive and convenient 20 acre parcel of landWell maintained and significant investment undertaken to provide high quality block of productive farmland**Ideal for those with an equestrian interest**Immediate county roadside frontage**Natural spring water supply**Good drainage**Good quality fencing to all boundaries**Lime treated fields with ph levels exceeding 6.1/6.2**A convenient parcel of land in a sought after location**Ideal for those wishing to expand their existing enterprise**

The land is situated along a quiet country lane between the villages of Beulah and Ponthirwaun. The land enjoys excellent road frontage and is well connected to the nearby major road networks. The market towns of Cardigan and Newcastle Emlyn are both within 20 minutes drive of the property offering good levels of local services and amenities.



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

GENERAL

A convenient parcel of 20 ACRES of highly productive grassland with excellent road frontage in a convenient rural location.

The land is mainly south facing a with natural spring water supply centrally within the land.

The land enjoys a good level of drainage. The land is generally level with woodland boundaries to the west.

Connecting field gates leads between both parcels, with also access to the natural spring.

Good field drainage with open ditches to each boundary with excellent stock proof fencing.

The parcels are going to be an excellent add on to an existing agricultural enterprise or as an independent block of land with diversification potential for conservation, equestrian or tourism/commercial use. (STC).

The ground is in good health having been treated with 2 tons of lime per acre providing a ph levels of 6.1 / 6.2 on average.

The land is within the early growing Cardigan Bay region and is in good heart and providing excellent cropping.





MONEY LAUNDERING

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.

Services

The land benefits from mains spring water.

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On

LAND OPPOSITE POST GWYN PONTHIRWAUN CARDIGAN CEREDIGION SA43 2RE
Ref A/5581/RD

To be sent/delivered/mailed to the Agents Offices

No later than -

12 Noon on Friday 27th February 2026

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



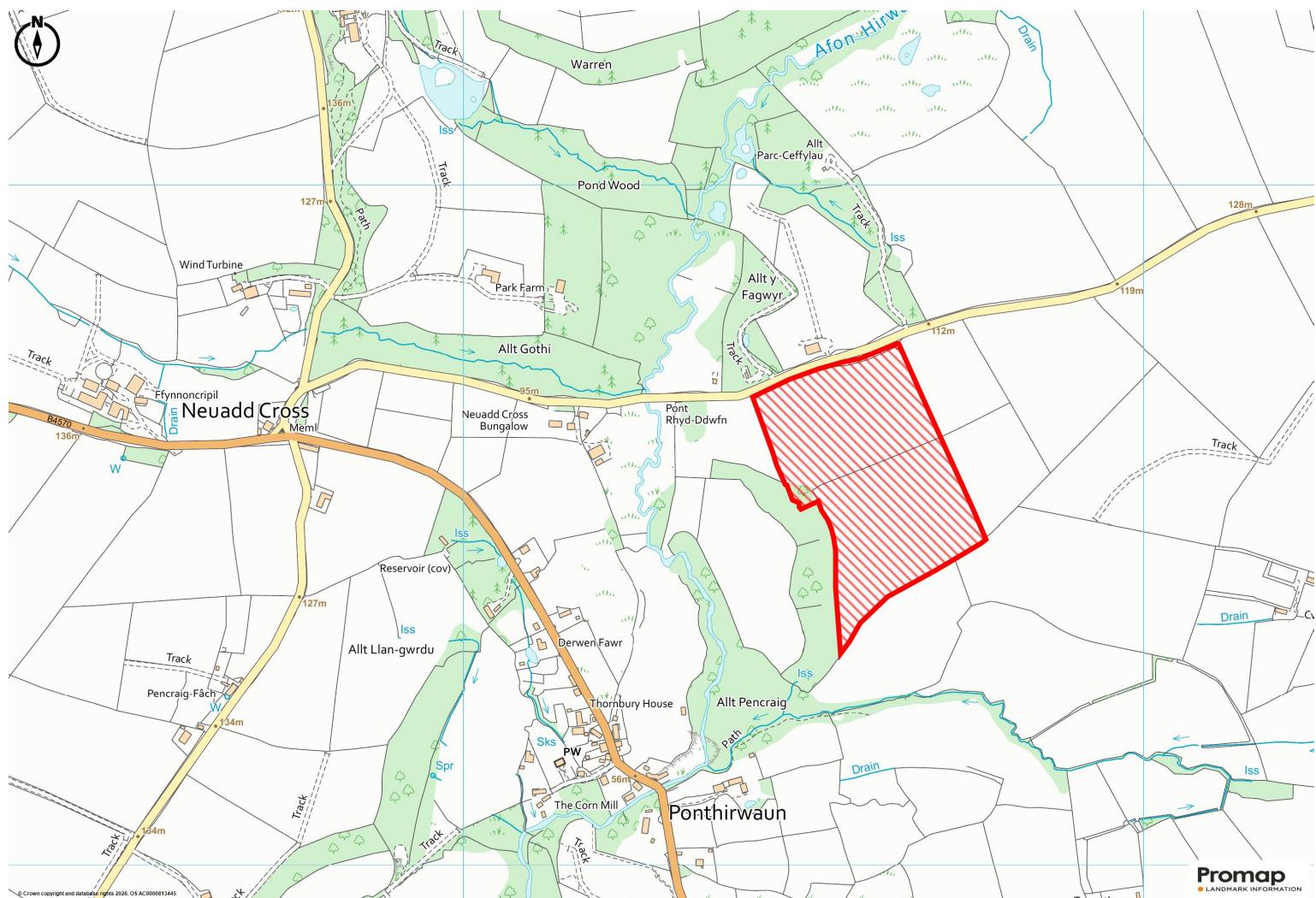
ABERAERON

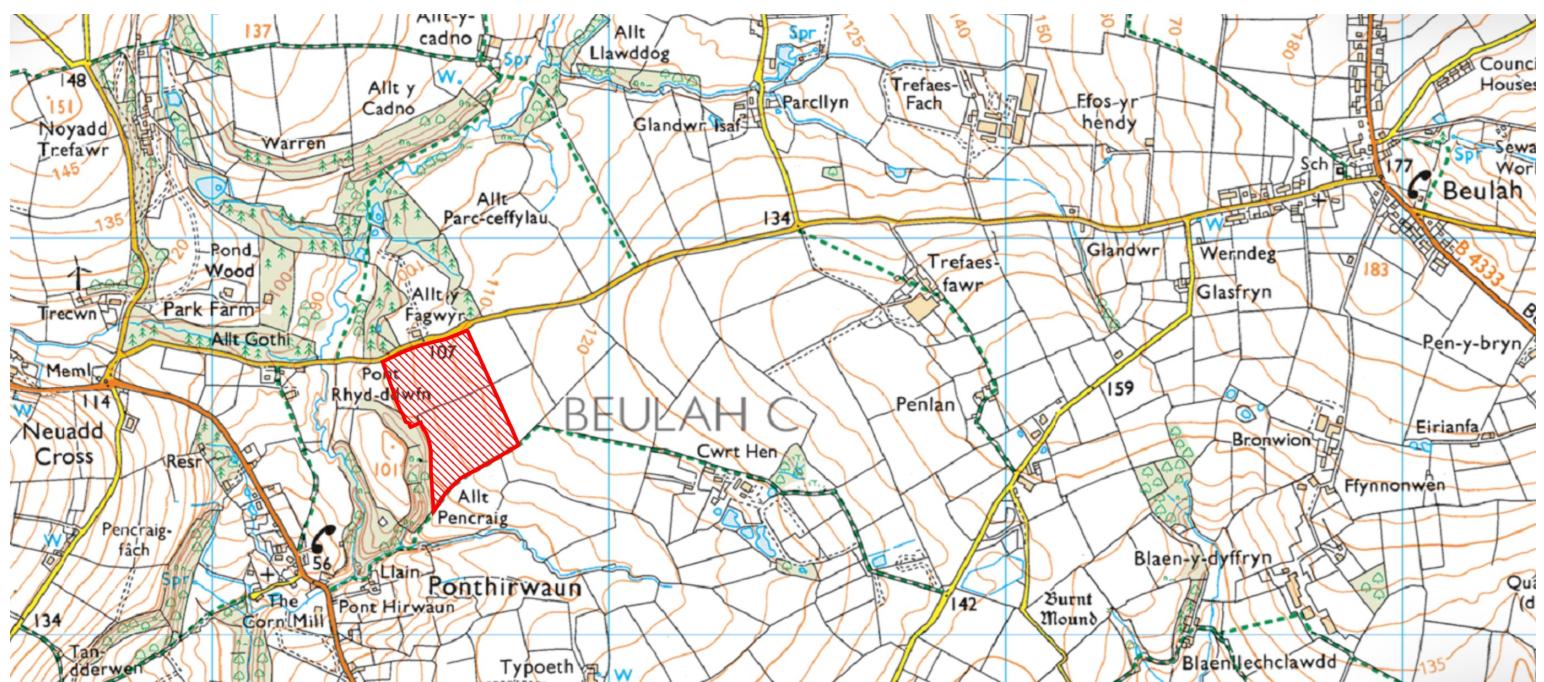
4 Market Street, Aberaeron, Ceredigion SA46 0AS
TEL: 01545 571 600 FAX: 01545 571 770
aberaeron@morgananddavies.co.uk



LAMPETER

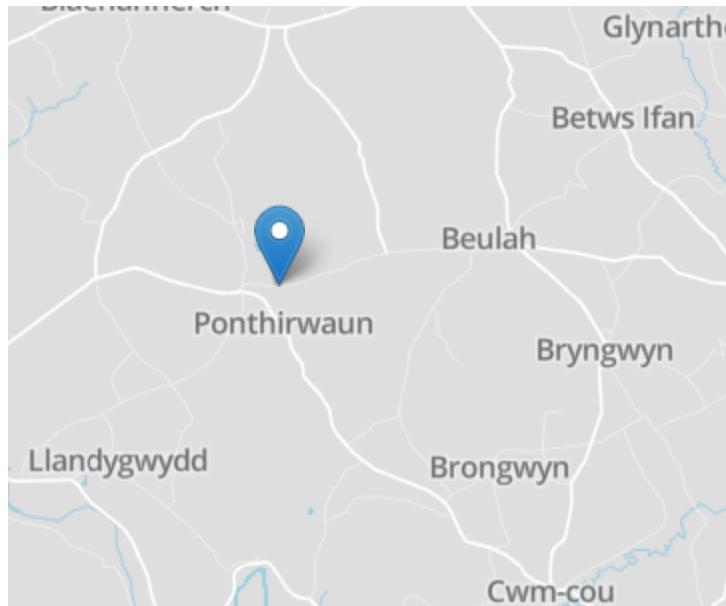
12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk





MATERIAL INFORMATION

Council Tax:	Has the property been flooded in last 5 years? No
N/A	Flooding Sources:
Parking Types: Private.	Any flood defences at the property? No
Heating Sources: None.	Any risk of coastal erosion? No
Electricity Supply: None.	Is the property listed? No
Water Supply: Mains Supply.	Are there any restrictions associated with the property? No
Sewerage: None.	Any easements, servitudes, or wayleaves? No
Broadband Connection Types: None.	The existence of any public or private right of way? No
Accessibility Types: None.	



Directions

From the village of Beulah on the B4333 road, take the right hand turning immediately after the petrol station and village hall, leading onto a C Class county road, sign posted Ponthirwaun/ Neuadd Cross. Proceed along this road for approximately 1 mile, passing Trefaes Fach and Trefaes Fawr and the access to Bowls Roads. Proceed for a further 500 metres and the land is located on the left 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
<http://www.morgananddavies.co.uk>



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