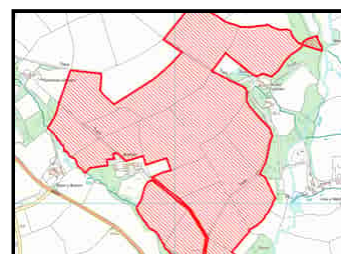


FOR SALE BY INFORMAL TENDER. 130 Highly productive grazing/cropping land, within an early growing region. Rhydlewis near Llangrannog/Aberporth - Cardigan Bay, West Wales.



Land Part of Brithdir Farm, Rhydlewis, Llandysul, Ceredigion. SA44 5SN.

£1,100,000 Guide Price

Ref A/5576/RD

FOR SALE BY INFORMAL TENDER - Best offers to be received at the office of Morgan & Davies Aberaeron no later than 12 noon Friday 20th February 2026.
(Tender for attached or via email to rhys@morgananddavies.co.uk). **GUIDE PRICE 1,100,000 (£8,000 PER ACRE)

****Highly productive parcel of land**Option to purchase homestead and building plot**Served by a central gravel track**Borehole water supply**Currently split into 8 large enclosures**Set within an early growing coastal region**Good roadside access**Mature hedgerows to all boundaries**Good natural drainage**Gently sloping land, ideal for grazing and cropping**Renowned farming enterprise and available for the first time in a generation****

Quiet country location, a mile or so from the village community of Rhydlewis, some 2 miles off the main A487 coast road at Brynhoffnant which offers an excellent range of local amenities including convenience store, filling station, public house, area primary school etc. A 15 minutes drive from the Cardigan Bay coast with its several popular sandy beaches. Half an hours drive from the County town of Cardigan with its comprehensive range of shopping and schooling facilities. Also within an easy reach of the Teifi Valley town of Newcastle Emlyn which has its own comprehensive range of shopping and schooling facilities. 40 minutes drive from Carmarthen and the link road to the M4 motorway.



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

GENERAL

Conveniently positioned along the early growing Cardigan Bay coastal region between the popular coastal resorts of Llangrannog and Aberporth.

All in all the land extends to some 130 acres of highly productive grassland, having been rented out in recent times to a local renowned dairy farm business.

The property is served by a central gravelled track providing access to most of the fields with connecting gates thereon in.

There is private borehole water to all fields.

The majority of the land is set within 18 enclosures with multiple connecting gated access to the main gravelled track, this allows for the ease of movement of livestock and machinery throughout the holding. It also allows excellent rotational system of the animals.

The land benefits from mature hedgerow boundaries to all fields with water to numerous numbers of the fields.

The whole block is used for grazing and harvesting extensively throughout the year. The land is easily farmed and can be worked with farm machinery and capable of being grazed.

The property presents a potential excellent add on to any existing enterprise within the vicinity or as a potential to the set up of a new rural enterprise of a holding.







VIEWING ARRANGEMENTS

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

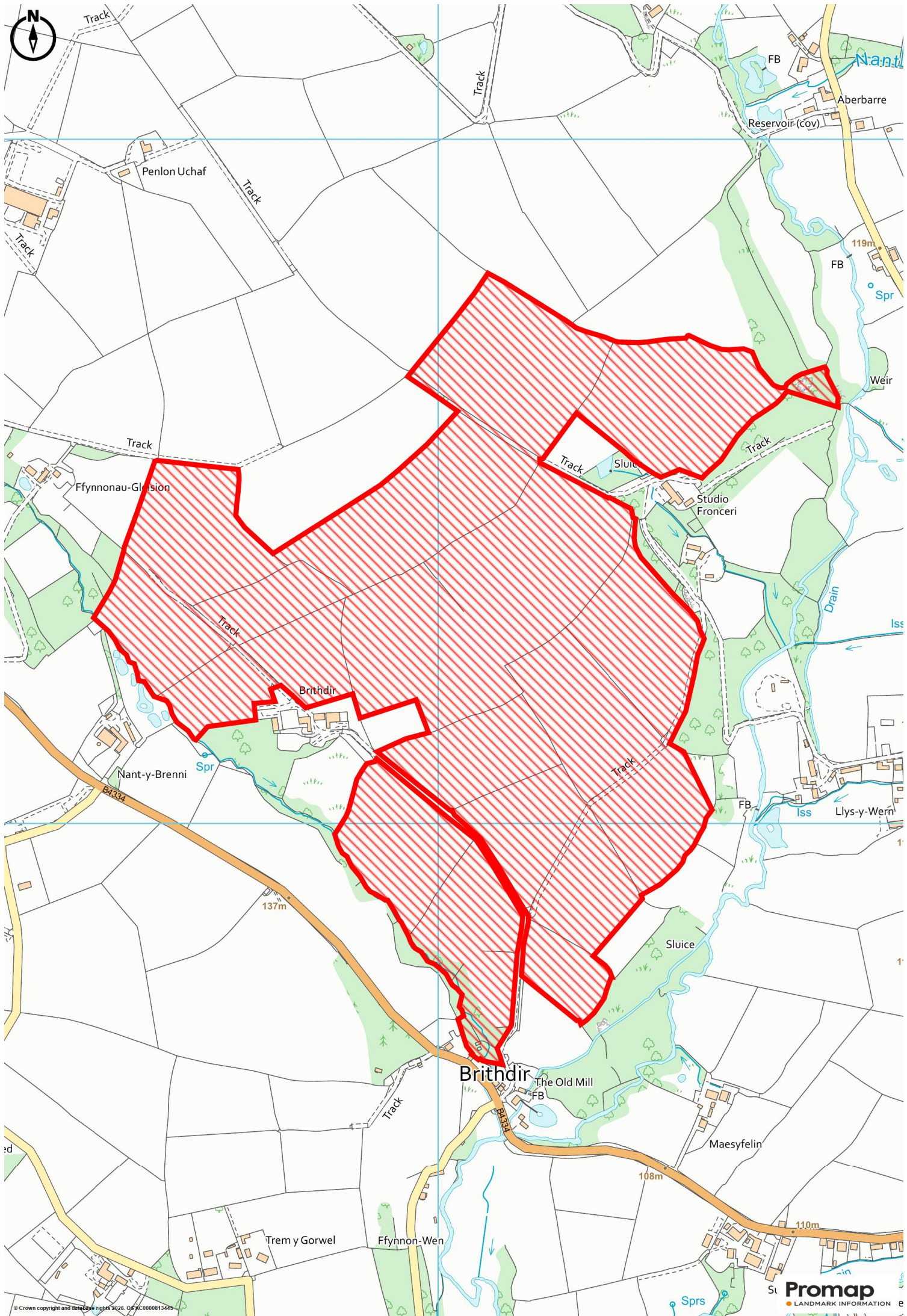
The property benefits from private water supply.

PLEASE NOTE

There is the potential to secure the main homestead with additional land - subject to separate negotiation.

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.





EST. 1989

Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS

(Subject to Contract)

On

LAND AT BRITHDIR FARM RHYDLEWIS LLANDYSUL CEREDIGION SA44 5SN

Ref A/5576/RD

To be sent/delivered/emailed to the Agents Offices

No later than -

12 Noon on Friday 20th 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

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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: Private 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

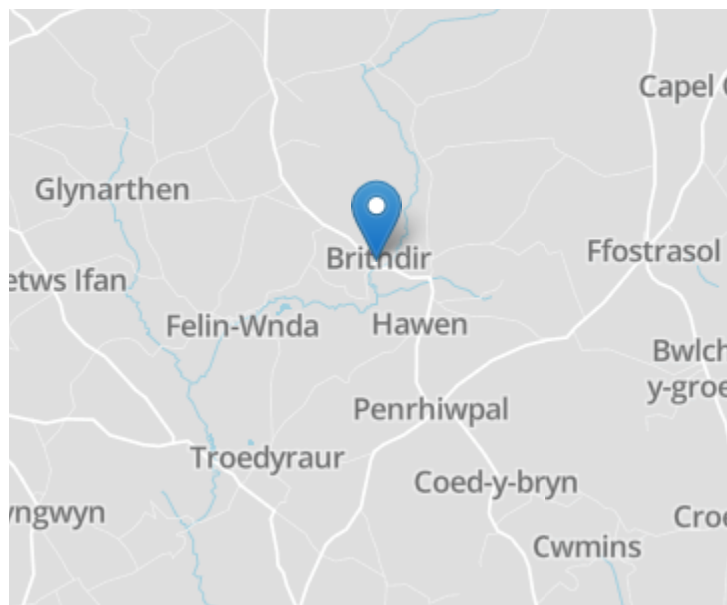
Any risk of coastal erosion? No

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

For ease of directions the vendor will meet viewers on the square in the village of Rhydlew is just by the bridge - By Appointment.

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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