



FOR IDENTIFICATION PURPOSES ONLY

79 acres of Land at Cilferi Isaf, Rehoboth Road, Five Roads, Llanelli, Carmarthenshire SA15 5EJ

Guide Price: £200,000

Property Features

- Convenient block of 79 acres of productive pasture and improvable rough grazing land
- Edge of popular village of Five Roads, Carmarthenshire
- 2 miles from Trimsaran and 4 miles equidistance between Llanelli and Pontyates
- To be offered for sale by Public Auction
- On Wednesday 29th October 2025 at 3 p.m.
- At The Rasoi Indian Kitchen (Garden Room), Pontlliw, Swansea, SA4 9DY
- Subject to conditions of sale and unless sold previously

Property Summary

A conveniently situated parcel of 79 acres on the edge of Five Roads village, with roadside access, being a mixture of productive pasture and improvable rough grazing areas.



Full Details

Overview

The land extends to approximately 79 acres (31.97 hectares) in total providing a useful and versatile block of agricultural land, accessed directly from the public highway, 18 acres of productive pasture, suitable for cutting and grazing, and 61 acres of improvable low-lying rough grazing land.

The 18 acres of productive pasture is area is relatively gently sloping in nature and is currently laid to grass, capable of producing good quality silage or hay crops, in addition to grazing. The land has been managed for grass production in recent years and is considered suitable for both cutting and grazing enterprises.

The remaining 61 acres of rough grazing is predominantly gently sloping with some low lying areas being suitable seasonal grazing purposes and offer significant potential for improvement or general land management, which could enhance both its productivity and carrying capacity.

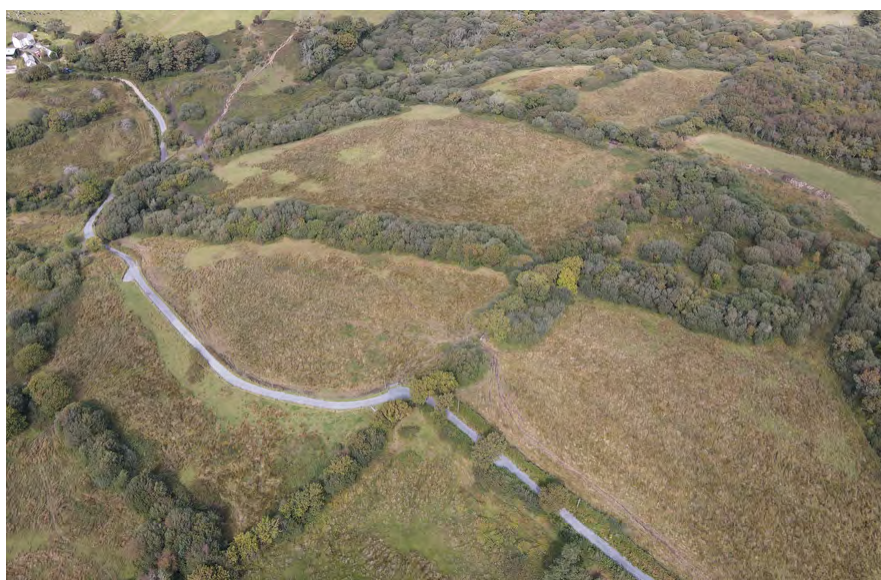
The land is currently divided into a number of enclosures, bordered by a mixture of hedgerows and natural boundaries.

The block is well suited for those seeking additional land, with improvement potential, or those lifestyle purchasers in an appealing convenient roadside location.

Situation

The land is situated on the outskirts of the popular village of Five Roads, fronting Rehoboth Road benefitting from commanding views across the Carmarthenshire countryside, with far-reaching and partial sea / coastal views of Carmarthen Bay. This block is of particular interest to those seeking land for agricultural use, or those suitable for amenity or investment purposes, enjoying a highly appealing rural setting.

The land lies approximately 4 miles north - west of the large town of Llanelli and 12 miles south - east of the County and Market town of Carmarthen, within 0.5 miles of the B4309 in Five Roads (Carmarthen to Llanelli road) and 1 mile from B4308 (Trimsaran Road).



Further Information

Tenure

Freehold basis with vacant possession upon completion.

Services

We are advised the land benefits from natural water supply.

I.A.C.S.

We understand the property is registered.

Basic Payment Scheme

We understand that the land is registered for Basic Payment Scheme.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

The land benefits from access directly off Rehoboth Road, and a Right of Way along Cilferi farm lane shaded in Yellow on the attached Plans, with several gated access points off the farm lane into the northern parts of the land.



Restrictive Covenant / Overage Clause

To be confirmed.

Method of Sale

To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously) at The Rasoi Indian Kitchen (Garden Suite), Pontlliw, Swansea, SA4 9DY on Wednesday 29th October 2025 at 3 p.m.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

What3words/Postcode

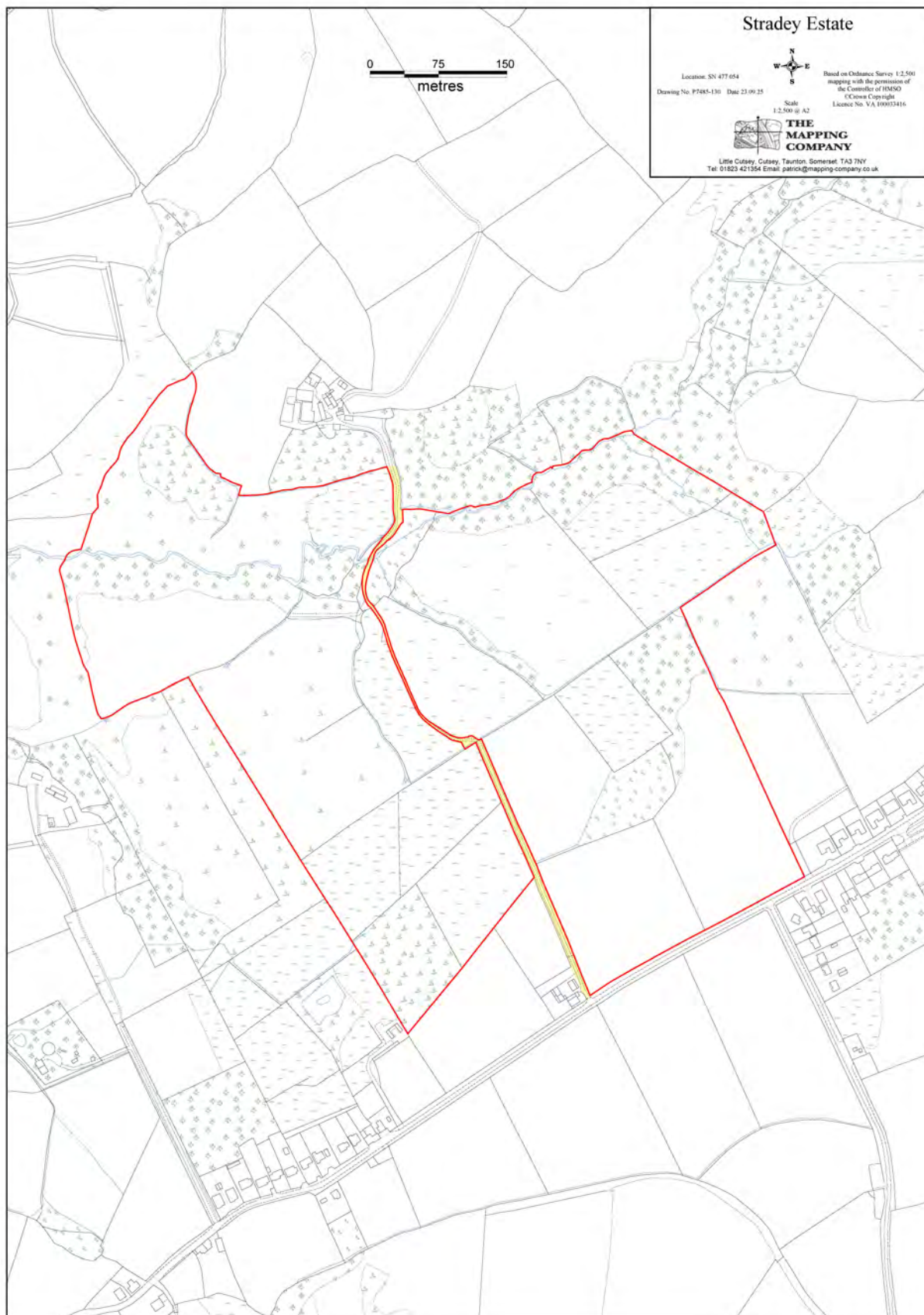
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Viewing

By appointment with the selling agents. For further information please contact Rees Richards & Partners, Carmarthen office, 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or email property@reesrichards.co.uk

**79 acres of Land forming part of Cilferi Isaf Farm,
Five Roads, Llanelli SA15 5EJ**

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AUCTION CONDUCT CONDITIONS

1. The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sales conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

2. Our Role: -

- 2.1 As agents for each seller we have authority to: -
 - a) Prepare the catalogue from information supplied by or on behalf of each seller;
 - b) Offer each lot for sale;
 - c) Sell each lot;
 - d) Receive and hold deposits;
 - e) Sign each sale memorandum, and
 - f) Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.
- 2.2 Our decision on the conduct of the auction is final.
- 2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.
- 2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

3. Bidding and reserve prices: -

- 3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.
- 3.2 We may refuse to accept a bid. We do not have to explain why.
- 3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

Partners

Ian Howell JP MRICS FAAV
Matthew Lloyd MRICS MNAEA
Dylan Williams MRICS MNAEA
Christine Davies MRICS FAAV

Consultants

Keith Richards
Stuart Phillips
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Luke Lawrence BSc ANAEA

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- 3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds the reserve price the lot will be withdrawn from the auction.
- 3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.
- 3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always, as the seller may fix the final reserve price just before the bidding commences.

4. The Particulars and other information: -

- 4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.
- 4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have been prepared by a conveyancer and are not intended to form part of a legal contract.

5. Important note prior to auction: -

- 5.1 All prospective purchasers must register with the Auctioneers providing proof of identity with either a copy of their passport or driving licence which must include the photograph of the individual together with a copy of a recent utility bill.
- 5.2 Bids cannot be accepted unless the proof of identity is clarified prior to the auction.
- 5.3 This applies to everybody including people known to the Auctioneers.

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PROPERTY AUCTION GUIDELINES

Sales Particulars

Particulars for each Lot will contain a Guide Price. Please remember this only represents a view as to where the value may lie.

Finance

Should you require finance to purchase a property at Auction, (eg. Mortgage, bank loan, etc) it is advisable to have this arranged with the relevant Bank/Building Society prior to Auction. All lenders will require a survey to be carried out, therefore these can and should be done before the property is sold at auction. If you are a cash buyer, it is also advisable for you have a survey carried out on the property prior to auction, but this is entirely your decision.

Legal Packs

The vendors solicitor will prepare a legal pack containing copies of Conditions of sale, and all other legal documents, searches, plans, Title deeds, etc for each Lot. The pack will be available at our offices prior to Auction and can be inspected at any time during opening hours. Should you wish for your own copy of these documents, these can be sent by email free of charge, however, should you require a paper copy there will be a charge of £30.00 (inclusive of VAT) per Lot. It is the responsibility of the bidders to verify with the vendors solicitor that the pack they receive is accurate and complete. You buy subject to the terms of the contract and all documentation whether or not you or your solicitor have read them.

Reserve

All properties placed at Auction will be offered subject to a reserve price. (This figure is usually set by the owner of a particular lot or a solicitor, on the day of the Auction) this is the minimum figure that the property can be sold for.

Making a Bid

Our Property Auctions commence promptly so please ensure that you arrive giving yourself plenty of time as all prospective purchasers MUST register their details with our Staff, prior to auction. On completion of the registration you will be given your own unique "Bidding Number". Once the Auction commences, please ensure that your bids are made clear to the Auctioneer. If you are successful in your bid, you will be asked to raise your bidding number so that the information can be logged against that particular Lot. (See additional notes on registration). Bids are accepted on the basis that you have read and understood the auction contract and other documentation comprising the legal pack as supplied by the vendors solicitor.

Contracts

On completion of the Property Auction, each successful purchaser will be asked to come forward to sign the relevant documents, and exchange of contracts then takes place. At this stage you will be required to pay a 10 per cent deposit, this can be either cash or cheque (made payable to relevant solicitors acting for that Particular Lot).

Completion

Usually takes place 28 days after exchange of contracts, at this time the balance of the monies will be required.

Registration

In order to comply with Money Laundering Act of 2017, Rees Richards & Partners require all prospective purchasers to register their details with our Staff prior to auction. Registration commences one hour prior to Auction commencement, you can also register at our offices before the Auction day if you so wish. The information/documents which must be presented in all cases are: -

- A photographic Driving License or Passport
- Proof of current residential address (utility bill in your name, building society or bank statement issued within the previous three months)

A photocopy MAY be taken as part of the auction process.

If a bidder is acting on behalf of a company, we still require a copy of the above documents along with written authority from that company. If a bidder is acting on behalf of another party, the documents detailed above, will be required for them also, as well as the other party, and a letter of authority from the person authorizing them to bid on their behalf.

Solicitor details will also be required, name address and telephone number as well as solicitor acting on your behalf

N.B. Rees Richards & Partners, for themselves and the vendor of a property, whose Agents they are give notice that: -

1. The particulars do not constitute any part of, an offer or contract.
2. Any intending purchaser MUST SATISFY himself/herself, by inspection or otherwise as to the correctness of each of the statements contained in the particulars, as neither Rees Richards nor anyone employed by them has authority to make or give any representation in relation to the property.
3. No liability is accepted for any travelling expenses incurred by the applicants in viewing properties that may have been sold or withdrawn.
4. The property shall be offered for sale subject to a reserve price and the vendors and their agents shall be entitled to bid.

AUCTION REGISTRATION

Date of Auction: _____

Name: _____

Address: _____

Proof of Identity Passport No _____

Driving License, No _____

Copy taken YES/NO

Utility Bill _____
(Issued within last three months)

Firm of Solicitors _____

FAO _____

Bidding Number _____