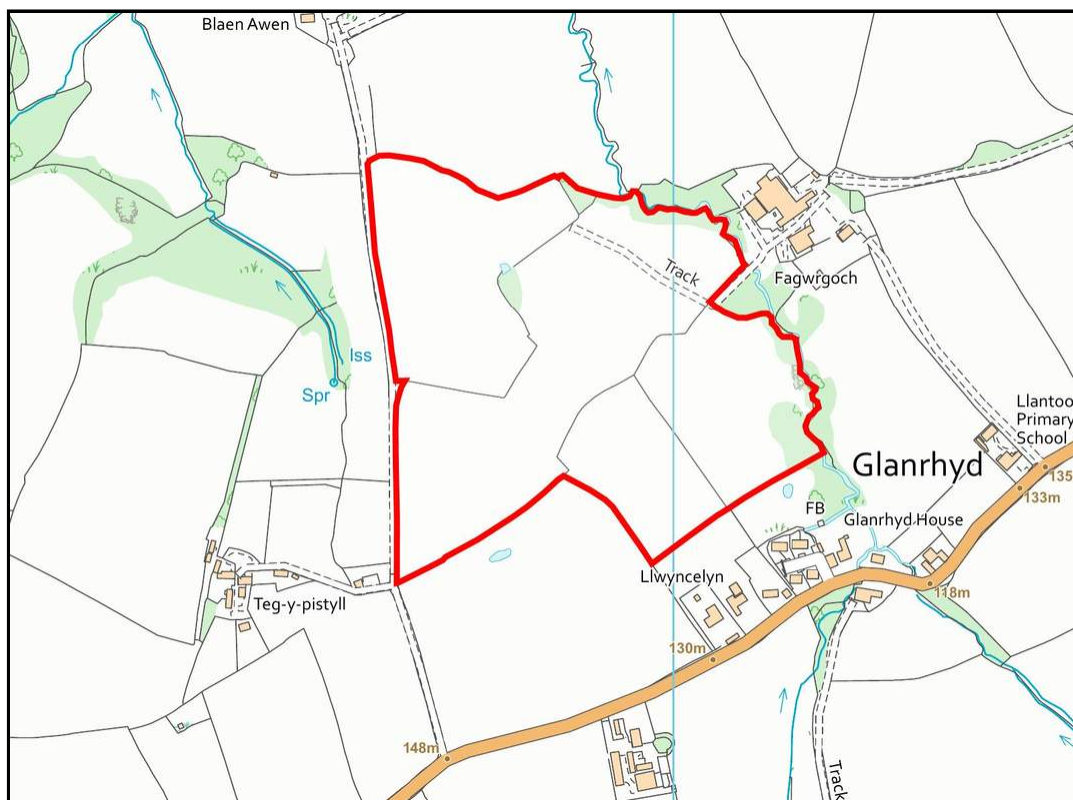


For Sale by Informal Tender - High quality grazing pasture and cropping land. Glanrhyd, near Cardigan. Pembrokeshire. West Wales.



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

£240,000 Guide Price

(GUIDE PRICE) - A/5549/RD

****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 5th December 2025 (Tender form attached) or via e-mail to rhys@morgananddavies.co.uk **

**** An impressive block of grazing and pasture land ** Extending to some 28.4 acres or thereabouts ** Good roadside frontage ** Peaceful and tranquil setting with outstanding views over the countryside ** Highly productive grassland area within the early growing West Wales region ** Split into 4 enclosures ** Small pond ** Stream boundary ** Easy laid to pasture with adequate natural shelter ** Convenient block of highly productive agricultural land which would be a valuable add-on to any rural enterprise ****



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

LOCATION

Located on the fringes of the coastal village of Glanrhyd lying some 5 minutes drive from 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 estates, cinema/theatre, community hospital and access to the Teifi Estuary.

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

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.

Currently forming part of a larger holding, the land is separately contained within its own mature boundaries. Access is derived from the adjoining county road leading onto a gravelled driveway which provides access to the top fields leading onto the adjoining paddocks.

A high quality productive parcel of some 28.4 acres of grazing land and silage/hay production. The land is split across some 4 enclosures with mature trees and hedgerows providing excellent shelter in places with good stockproof fencing. The eastern boundary of the land is formed by the stream providing natural water supply to the land. The land is considered to also have conservation or diversification potential (etc.).

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

PLANNING

Further details regarding planning or alternative uses please contact:

Pembrokeshire County Council (Planning Department)

County Hall

Haverfordwest

Pembrokeshire

SA61 1TP

Tel: 01437 764551

E-mail: planning.support.team@pembrokeshire.gov.uk.

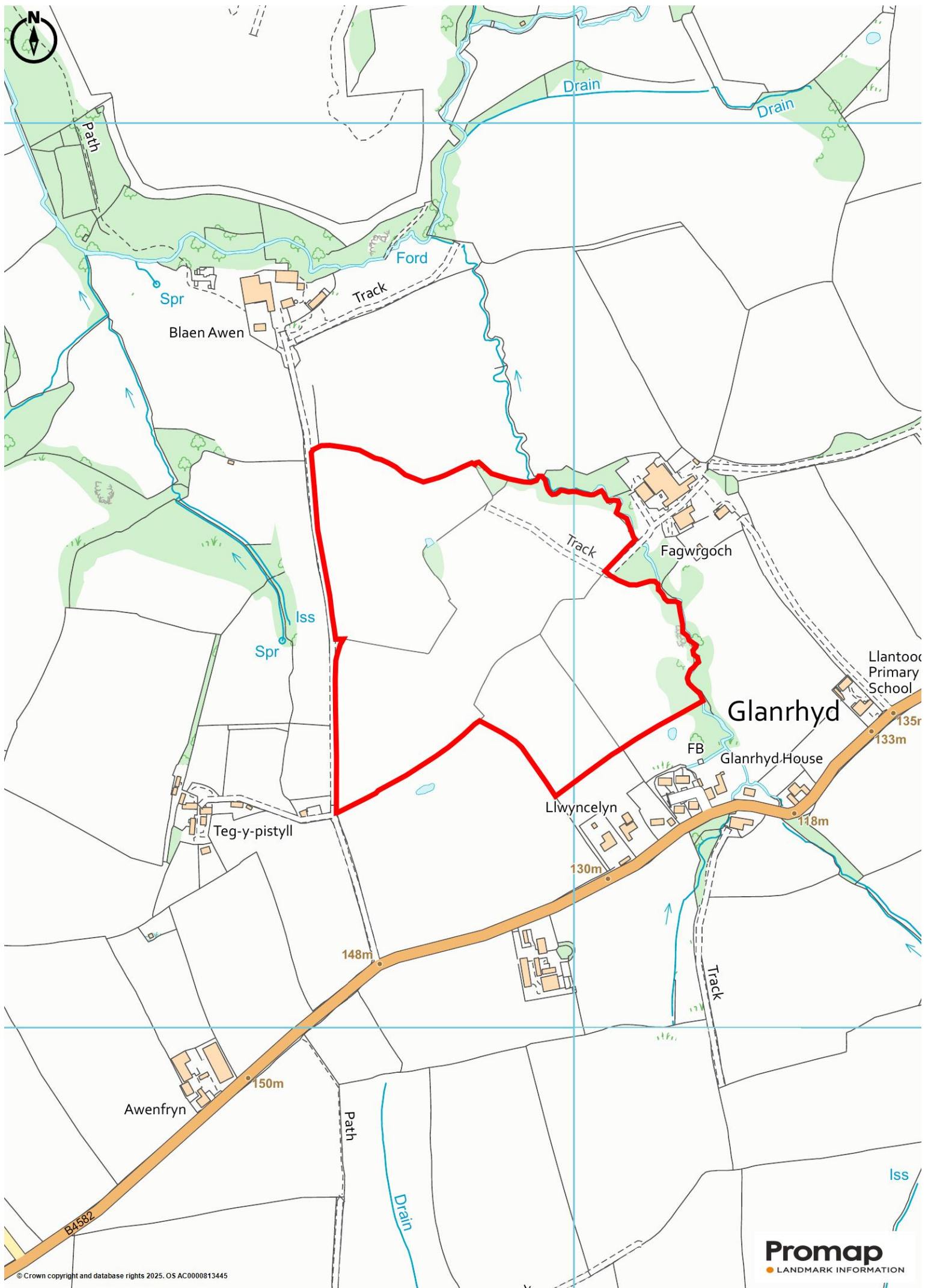
MONEY LAUNDERING REGULATIONS

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.

Services

We understand the property has nearby water connection.

TENURE - we understand the property to be Freehold.



Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
LAND FAGWR GOCH, GLANRHYD, CARDIGAN, SA43 3PA.
Ref : A/5549/RD

To be sent/delivered/mailed to the Agents Offices

No later than -

12 Noon on Friday 5th December 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 2025

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

Parking Types: Private.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

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

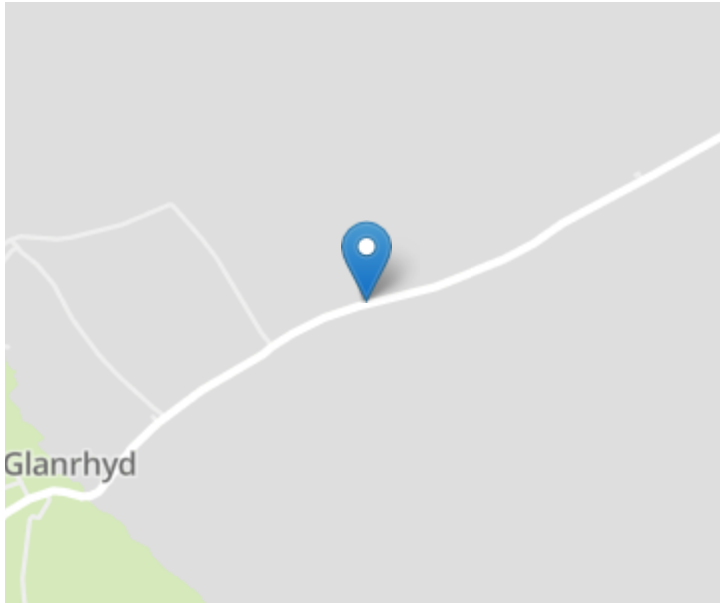
Any risk of coastal erosion? No

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

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



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