



Land at Ynysallan Farm Llansamlet, Swansea SA7 0PN

Guide Price £130,000

Property Features

- 35.06 acres of mixed pasture, scrubland and mature woodland
- Situated on Ynysallan Road in Llansamlet, Swansea
- 1.5 miles equidistance from J.45 of M4 (Ynysforgan) and J.44 (Llansamlet)
- Of great appeal to those seeking land for environmental, conservation, agricultural or recreational purposes
- Pending planning application for eco glamping / bell tents
- Land offers excellent potential for a range of uses (s.t.p.c)
- To be offered for sale by Public Auction
- At The Rasoi Indian Kitchen (Garden Room), Pontlliw, Swansea, SA4 9DY
- On Wednesday 29th October 2025 at 3 p.m.
- Subject to conditions of sale and unless sold previously

Property Summary

A truly unique opportunity to acquire approximately 35.06 acres of mixed pasture, scrubland, and mature woodland situated along Ynysallan Road, on the outskirts of Swansea, offering natural landscape and exceptional value for those seeking environmental, conservation, agricultural, or recreational potential.



Full Details

Full Details

Description

A truly unique opportunity to acquire approximately 35.06 acres of mixed pasture, scrubland, and mature woodland situated along Ynysallan Road, on the outskirts of Swansea.

This diverse and natural landscape offers exceptional value for those seeking environmental, conservation, agricultural, or recreational potential.

The land is rich in biodiversity, with varied topography and habitats that may appeal to those interested in re-wilding, eco-tourism, carbon offsetting, or nature conservation projects (subject to necessary consents). With a blend of open pasture, naturally regenerating scrub, and established woodland, the site is ideal for sustainable land use or low-impact development schemes.

The land extends to 35.06 acres in total of which 21.83 acres is general scrubland and established mixed broadleaf woodland, with the remaining 10.44 acres being suitable for grazing purposes. 1200 Christmas tree saplings were planted on one field in 2023.

A pending application for an eco glamping site is currently outstanding with the City & County of Swansea Planning Department (see below for full details).

2.80 acres of general scrubland and mixed broadleaf woodland may have further potential for alternative use subject to obtaining planning consents.

Situation

The land fronts directly onto Ynysallan Road, in the suburban district of Llansamlet, on the outskirts of Swansea, offering excellent transport links to Junction 45 of the M4 which lies approximately 2 miles away.

Set in a quiet yet accessible location, this land offers a rare chance to own a substantial tract of natural Welsh countryside with significant environmental value and long-term potential.



Public Auction

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

Legal packs are available by request.

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

The land benefits from natural water supply.

Agricultural Land Classification

The land is mainly classified as 'Slowly permeable wet acid upland soils with a peaty surface' with a smaller proportion classified as 'Loamy and clayey floodplain soils with naturally high groundwater' according to the Cranfield University Soilsmap map. The land is mainly identified as Grade 3b with a smaller proportion identified as Grade 2 and Grade 3a quality land Welsh Governments Predictive Agricultural Land Classification (ALC) Map 2.

Rights of Way, etc

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

The land benefits from a pending planning application of the use of disused farmland as an eco-friendly camping site comprising of 12 bell tent glamping pitches situated on decks, wash/toilet blocks, a site office and parking area. Under planning application number 2023/0198/FUL.

All planning related enquiries to City & County of Swansea Planning Department, Civic Centre, Oystermouth Road, Swansea, SA1 3SN. Tel: 01792 635701



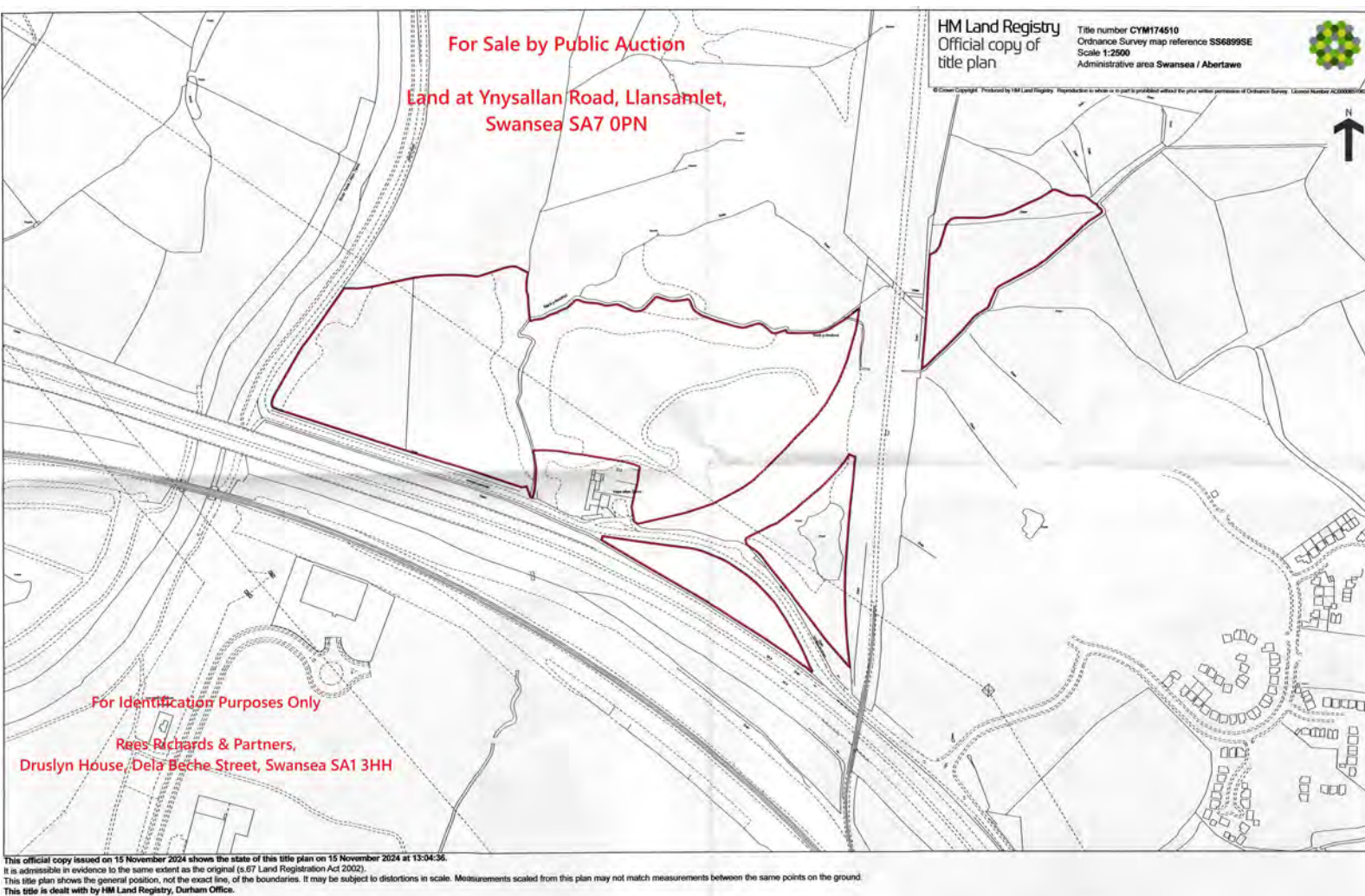
Viewing

Strictly by appointment with the Vendors Sole Agents
Rees Richards & Partners.

Please contact the Swansea office, Druslyn House, De La
Beche Street, Swansea, SA1 3HH.

Tel: 01792 650705 Email: property@reesrichards.co.uk





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 disappplied 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.

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.

Partners

Keith Richards
Ian Howell JP MRICS FAAV
Matthew Lloyd MRICS MNAEA
Dylan Williams MRICS MNAEA

Consultants

Stuart Phillips
Martyn Jenkins FAAV

Associate Partner

Charles Kaminaris MRICS

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- 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 _____