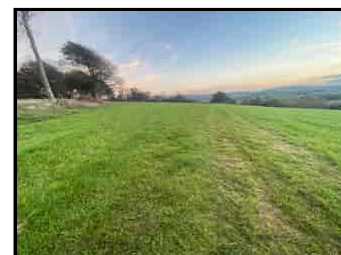


89 Acres of Agricultural Growing and Grazing Land. Red Sandstone Soil Capable of Good Growing Quantities. South & South Westerly Facing. 3.5 Acres of Broadleaf Woodland. Main Road



**89 Acres of Land at Glan Rhydw Farm, Pontantwn, Kidwelly,
Carmarthenshire. SA17 5NB.**

**£1,000,000 Offers in Excess of
A/5554/NT**

A rare opportunity for an excellent block of grazing / cropping land to come on the market as far as we are aware for the first time. 89 Acres of excellent growing and cropping land. Divided into conveniently sized paddocks with mature hedgerows and good fences. 3.5 Acres of broadleaf woodland is also included. The land is mostly red sandstone soil and south to south westerly facing. Lots of natural habitat and wildlife is found in the area with Redkites seen flying above. There is an ancient standing stone also situated within the land. There are no Footpaths effecting the land. The area would be an excellent addition to any holding needing to expand there existing enterprise. 6 miles from Carmarthen Town and situated close to Pontantwn Village, between Llangyndeyrn and Llandyfaelog villages.



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ABERAERON
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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

Situated overlooking Pontantwn village. The land enjoys panoramic and extensive views of the Gwendraeth Fach valley and as far as The Black Mountain Hills in the distance. Access is gained direct from the B 4309 Carmarthen/ Cwmffrwd to Llanelli Road. Carmarthen Town is 6 miles approx.

Land

The land lies within the red sandstone soil well known for its growing and cropping capabilities. Most of the land has been cropped in recent years with a south south westerly aspect catching the sun. Most of the land is level and gently sloping helping with natural drainage and with good access even in the wetter winter months. 10/11 fields with varying sizes and gradients and sizes. Two main gates to the land off the B 4309 main road also a second gate from the main road gives it good access. There are no footpaths running through the land according to the Carmarthenshire County Council website.



Cae Cwar

7.150 Acres. Remains of a quarry and access to the main road B 4309.



Lan Fach

6.130 Acres





Lan Fawr

12.315 Acres



Naw Cyfer

8.259 Acres



Cae Garreg

7.177 Acres. Please note there is an ancient standing stone on the field. There is no right of way access to the stone.



Erw Fawr

7.533 & .510



Cie Cloigyn

7.470, 6.590 and 3.998. Access to track leading to main Road.



Cae Cloigyn Fach

5.942 Acres. Gated entrance to main road. There is a water meter for an adjoining property in this field.



Cae Llethr

11.413 & 1.751 Acres. Gated entrance to B4309 main road.



Woodland

3.479 Acres of broadleaf woodland.



National Assembly Payments

There are no entitlement payment grants sold with the land. The land is registered for IACS for 2025/26 Year.

Tenure

The land is freehold. Vacant possession will be granted after March 2026 on completion.

Services

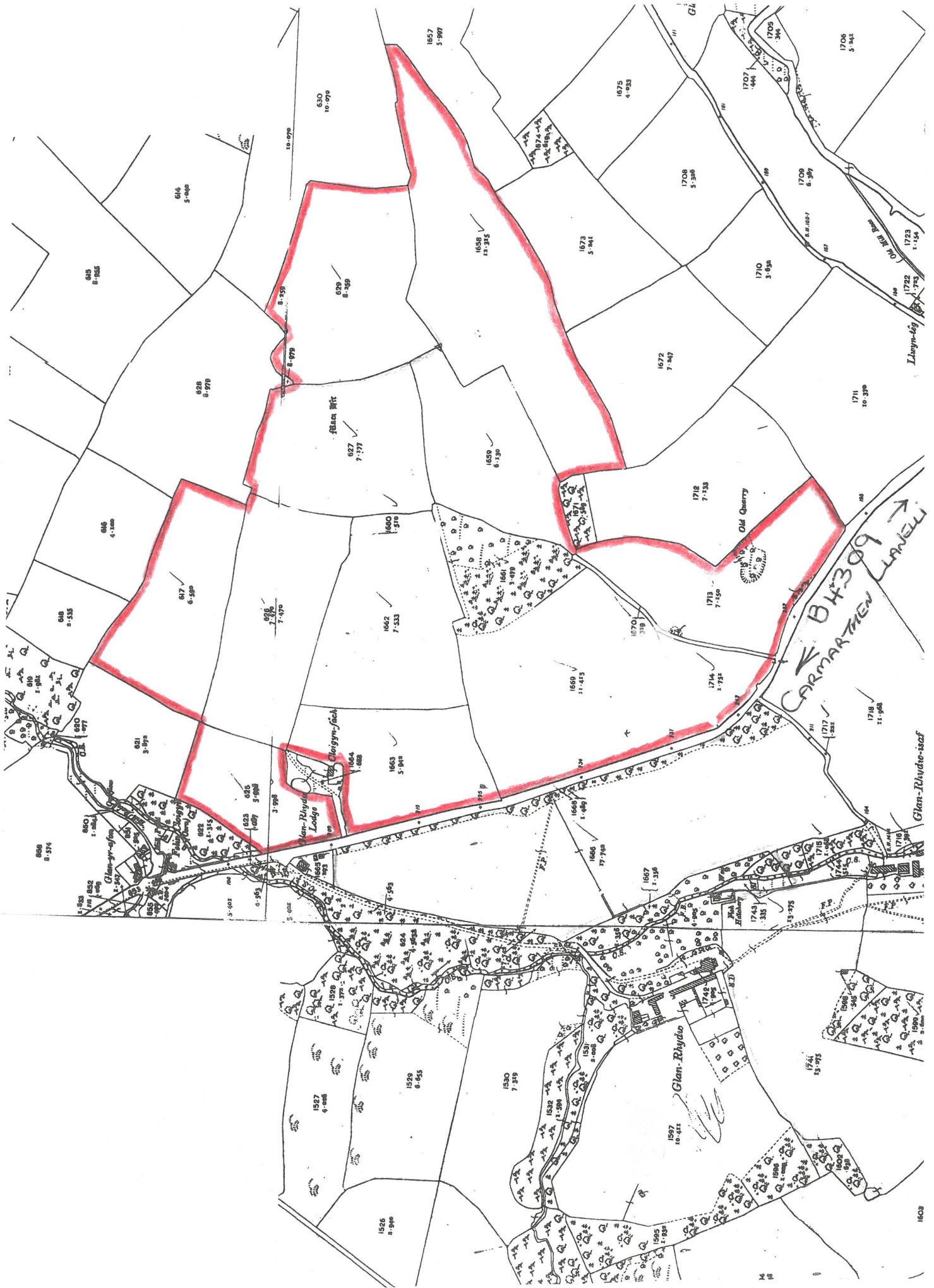
Mains water connected with various water troughs.

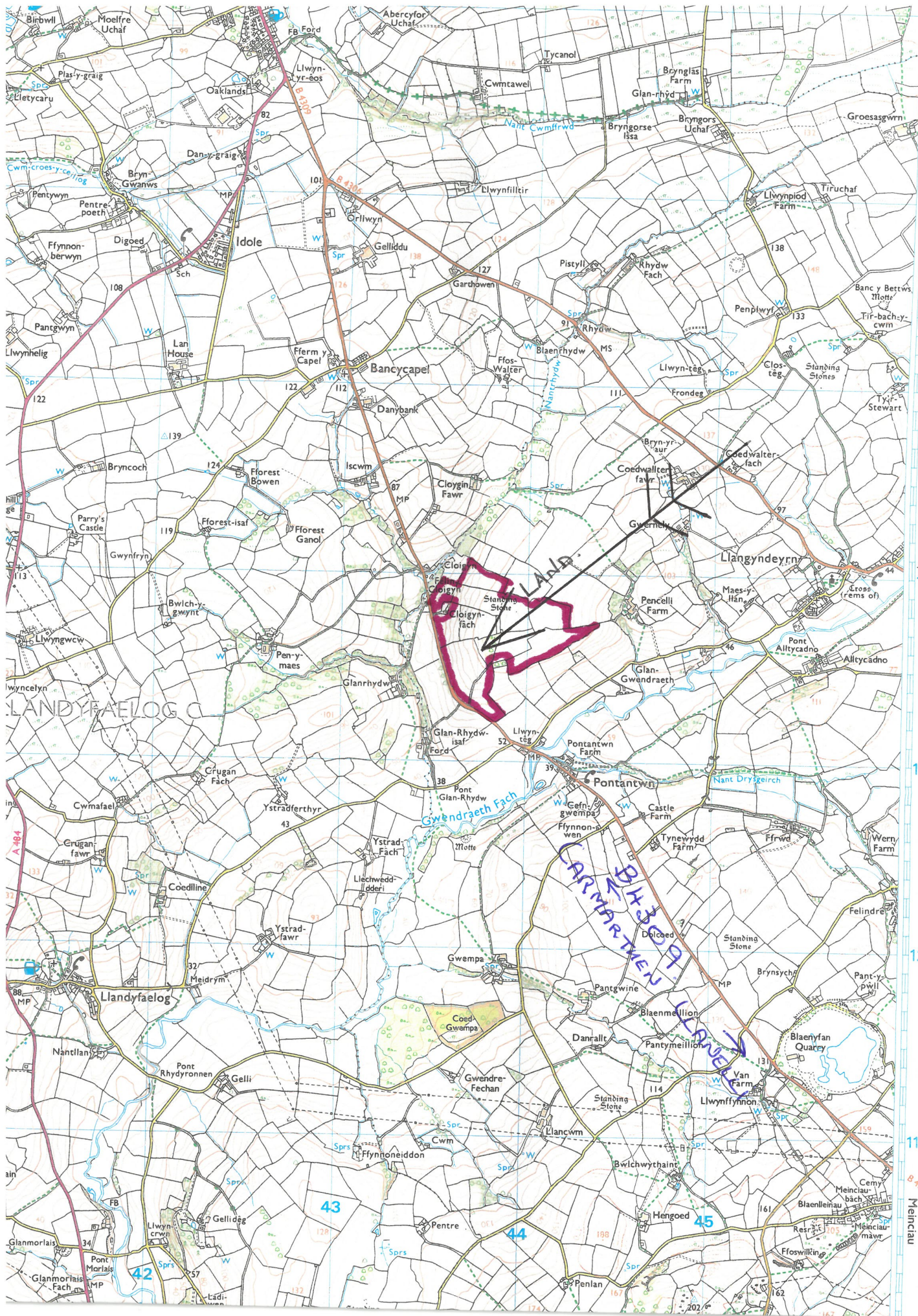
Money Laundering Regulations

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Please Note

Under the Estate Agents Act 1979, prospective purchasers are required to be notified that a member of staff of Morgan & Davies Estate Agents has a personal interest in this property.





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11

LANGYNDYRN C

B-4306
Crwbin
2 km or 1 mile

B-4309

Meinciau

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: Mains 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

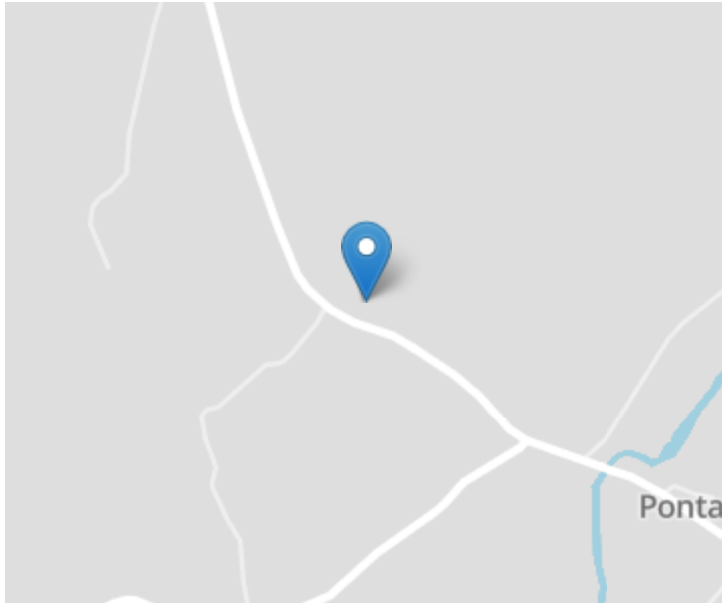
Is the property listed? No

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

Directions : From Carmarthen take the A 484 south towards Llanelli. At the village of Cwmffrwd turn left for Pontyates onto the B 4309. Continue on this road through the village of Bancycapel and Cloigyn. At the bridge in Cloigyn the land starts on the left hand side. Continue on the road over the flats and the entrance to the land will be found on the left hand side before dropping down the hill for Pontantwn. Double gated entrance shown by a Morgan and Davies For Sale Board.

For further information or
to arrange a viewing on this
property please contact :

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