

*49 acres of prime grazing and cropping land within early coastal region. St Dogmaels, near Cardigan, Pembrokeshire, Cardigan Bay, West Wales.*



**Land West of Bryngwyn, St Dogmaels, Cardigan, Pembrokeshire. SA43 3DT.**

**£450,000**

**A/5533/RD OFFERS EXPECTED OF EXCEED**

\*\*49 acres of highly productive coastal grassland \*\* Good roadside frontage with multiple access points \*\* Prolific silage fields \*\* Currently used for grazing and cropping purposes \*\* Outstanding views towards Cardigan Bay and Teifi estuary \*\* Land in good heart within an early coastal growing region \*\* One of the finest parcels to come on the market in recent times \*\* Good stockproof fencing and hedgerow boundary \*\* Once in a generation opportunity to secure this highly productive land in a sought after location \*\* Ideal add-on to any agricultural enterprise \*\* MUST BE VIEWED TO BE APPRECIATED \*\* DO NOT MISS THIS OPPORTUNITY \*\*

The property is located on the fringes of Cardigan and St. Dogmaels along a quiet country road linked to the A487 coastal trunk road. The nearby village of St. Dogmaels offers a good level of local amenities for day to day needs including village shop, post office and primary school. The nearby market town of Cardigan is located on the Teifi estuary offering higher education, industrial estates, leisure and tourism led opportunities as well as traditional high street offerings, cinema, integrated healthcare and supermarkets.



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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
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## THE LAND

Measuring some 49 acres and split into 7 large enclosures with the land being in good heart and enjoying a good level of stockproof fencing and mature hedgerow boundaries.

The land currently enjoys 4 separate access points as identified on the plan. 1 access adjoining Bryngwyn, another along Long Down Bank and a separate access to the north along a tarmac county lane. A separate access from the west opposite Capel Blaenwaun, where there are also livestock handling pens.

The land enjoys a gentle slope to field boundaries and a wonderful aspect over the Teifi estuary.

The land is considered to be highly productive grassland ideal for those seeking additional grazing and cropping land within the vicinity of the existing holding.

The land is considered to have excellent potential for diversification/conservation/tourism led development subject to the necessary consents.

The land is well farmed being particularly convenient location and would be a valuable add on an agricultural business enterprise.

The land is south facing being slightly elevated.

We recommend early viewing as the land is located in a favoured agricultural community and is expected to be sought after.





## PLANNING

Any planning related queries should be directed towards Pembrokeshire County Council Planning Department

3G County Hall  
Haverfordwest  
Pembrokeshire  
SA61 1TP

Telephone: 01437 764551

E-mail: [planning.support.team@pembrokeshire.gov.uk](mailto: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.

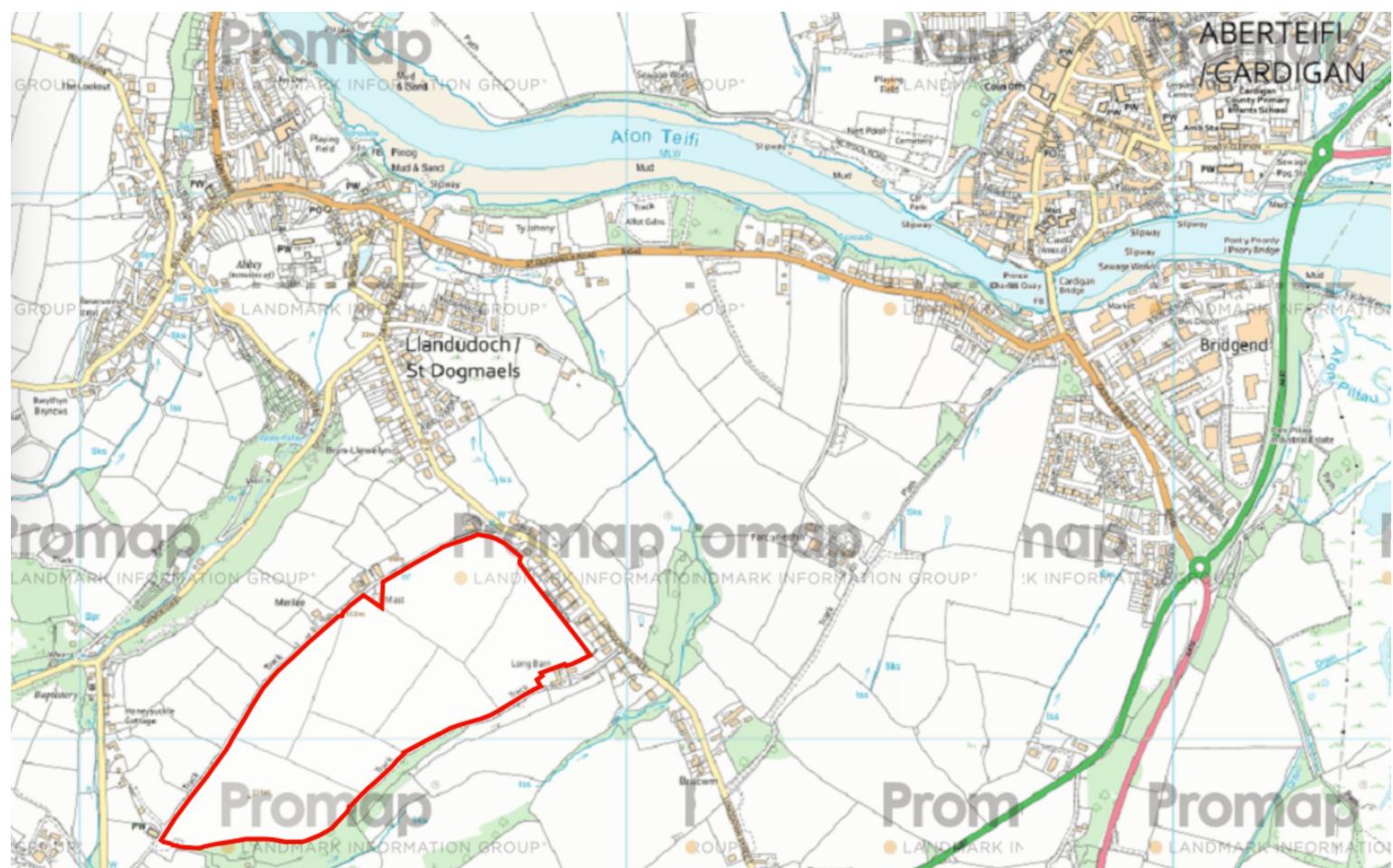
## VIEWING

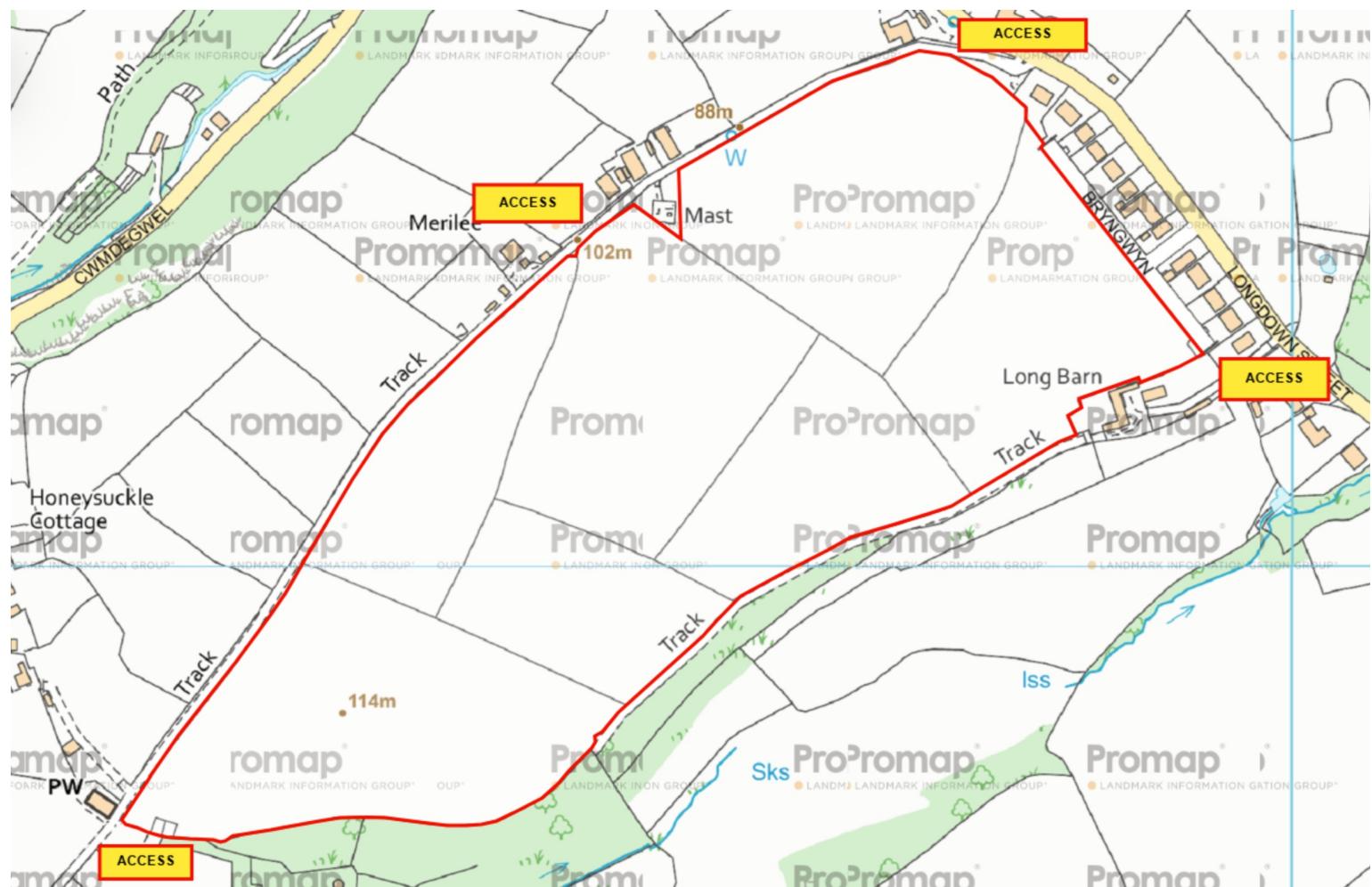
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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





## MATERIAL INFORMATION

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**Parking Types:** None.

**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

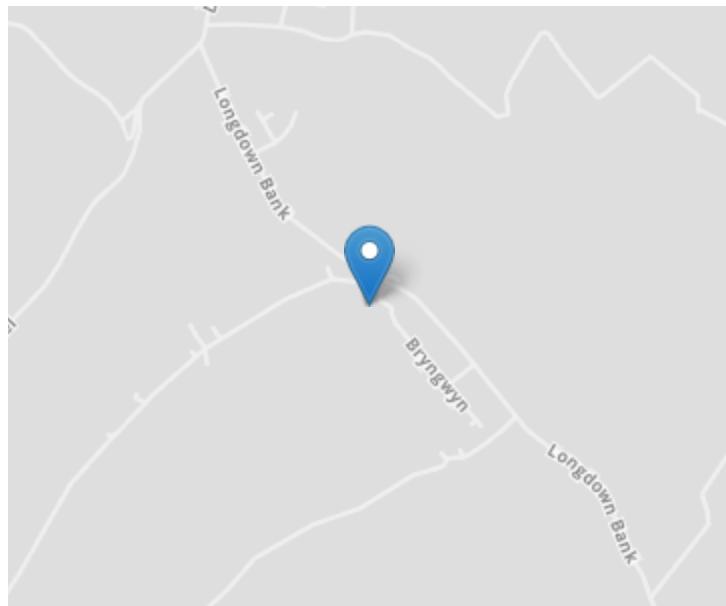
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? Yes

The existence of any public or private right of way? No



## Directions

Travelling south from Cardigan on the A487 proceed towards Fishguard and on leaving the town at the roundabout proceed up hill taking the first right hand turning towards St. Dogmaels. Proceed down the hill for approximately ½ miles where the Bryngwyn estate of bungalows will be on your left hand side. Proceed past the estate and the entrance to the land is on the left hand side identified by a gravel track. There is also a for sale board at this location.

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

**Aberaeron Office**  
**4 Market Street**  
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**Ceredigion**  
**SA46 0AS**

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

