



## 49.55 acres of Land at Pontarsais, Pontarsais, Carmarthen, Carmarthenshire SA32 7DU

**Guide Price: £360,000**

### Property Features

- Conveniently situated parcel of grazing land
- Accessed immediately off A485 (Carmarthen to Lampeter road)
- Extending to 49.55 acres (20.52 hectares) in total
- Suitable for grazing and cutting purposes
- Pretty valley setting with countryside views
- Two gated access points off highway and useful holding pen
- Natural water supply

### Property Summary

The land extends to approximately 49.55 acres (20.52 hectares) in total and lies on the periphery of village of Pontarsais, near Rhydargaeau, and is accessed immediately off the A485 highway (Carmarthen to Lampeter road), and lies approximately 6 miles north of Carmarthen, offering excellent accessibility and convenience.





## Full Details

### Overview

The land extends to approximately 49.55 acres (20.52 hectares) in total and lies on the periphery of village of Pontarsais, near Rhydargaeau, and is accessed immediately off the A485 highway (Carmarthen to Lampeter road), and lies approximately 6 miles north of Carmarthen, offering excellent accessibility and convenience.

The land comprises a mixtures of pastureland, extending to 45.495 acres, suitable for mowing or grazing purposes, with some areas requiring improving and better suited for grazing. The remaining 4.055 acres comprises a mixture of woodland and scrub complemented by river frontage, adding amenity and biodiversity value.

The land is divided into several manageable enclosures, benefitting from a natural water supply and stock-proof fencing. The land is accessed directly off the main A485 via two gated access points.

The land is classified as freely draining acid loamy soils over rock and Grade 3b and Grade 4 according to the Welsh Government Predictive Agricultural Land Classification Map.

### Further Information

#### Tenure

Freehold with vacant possession upon completion.

#### Services

Natural Water Supply.

#### I.A.C.S

We understand the land is registered.

#### Basic Payment Scheme

We understand that the land is not registered for Basic Payment Scheme.





## Plans, Area and 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.

## 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.

## Method Of Sale

The property is offered For Sale by Private Treaty and available as a whole.

## Planning

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

## Local Authority

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

## Postcode / What 3 Words

SA32 7DU  
teaching.touchy.equipment

## Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

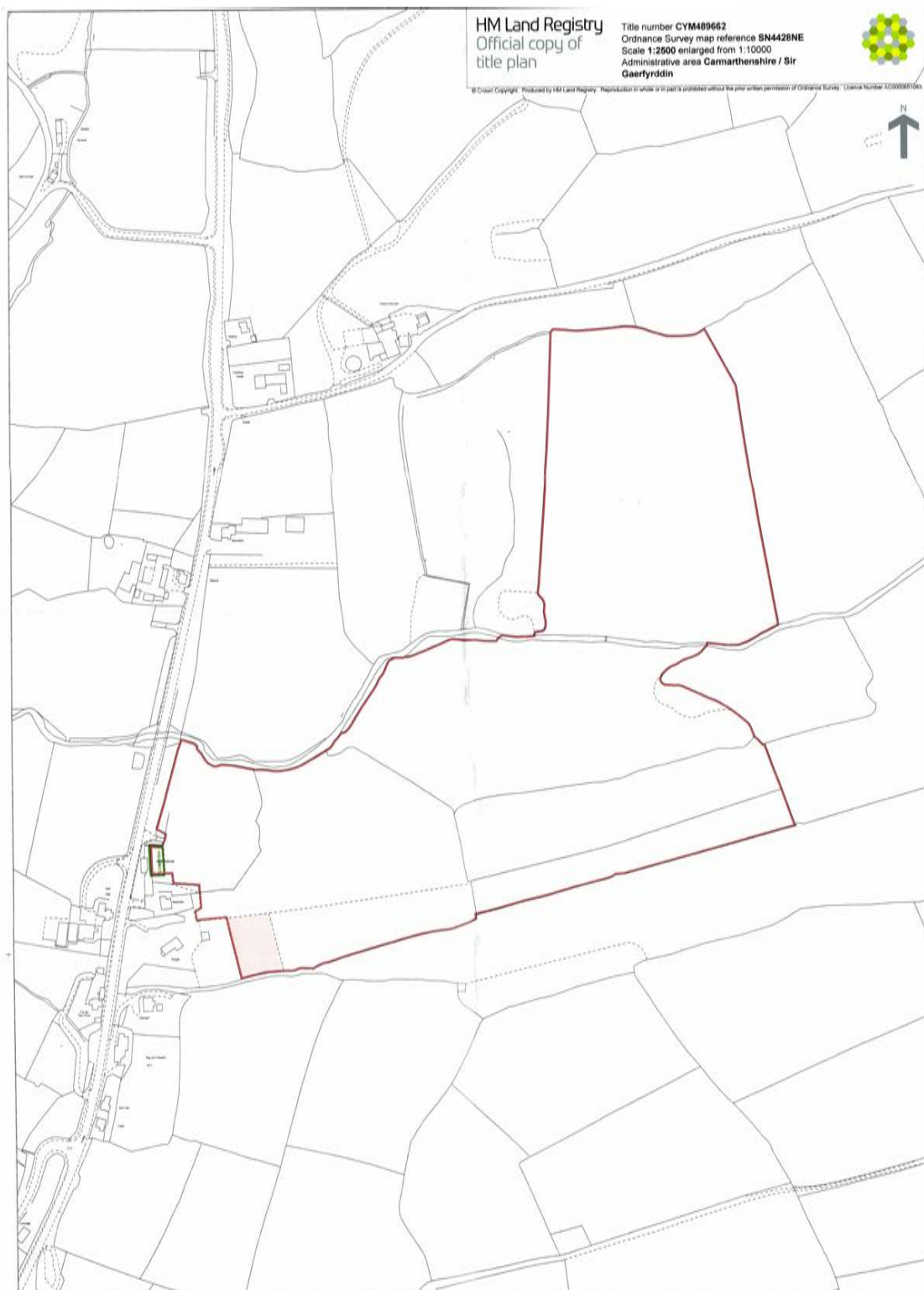
Please contact Carmarthen office for further information -

12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021

Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)





This official copy issued on 18 June 2025 shows the state of this title plan on 18 June 2025 at 11:01:27.  
It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).  
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
This title is dealt with by HM Land Registry, Durham Office.