

11.446 acres of prime unspoilt agricultural land in the Upper Towy Valley, 0.5 mile from the village of Cilycwm, near Llandovery, Carmarthenshire.



Wauncroyddur Lands Cilycwm, Llandovery, Carmarthenshire. SA20 0TN.

£80,000

REF: A/5339/AM

*** Wauncroyddur Lands lie in a beautiful un-spoilt area of the Upper Towy Valley *** Extreme appeal as a valuable addon addition to an existing farming enterprise or alternatively for those seeking investment or alternative use subject to the appropriate consents being obtained ***

*** Currently as one large parcel of land with natural shelter incorporating mature trees in a parkland type arrangement of traditional sized enclosures *** Land is suitable for a wide range of uses *** Benefits from roadside frontage *** In an area that inherently productive *** Level to gently sloping land, suitable for machinery *** Boundary is well fenced and capable of sustaining good stock levels ***

*** In total 11.446 acres (4.632 ha) or thereabouts ***



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, Llammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

Located 4 miles from the Market Town of Llandovery and the A40 London to Fishguard trunk road, in a delightful Valley position surrounded by open farmland, and approached over its own tree lined hard based drive off a quiet district road, just half a mile from the popular rural Village of Cilcwm with a popular Country Inn and Restaurant and set amongst some of the most breath-taking countryside of the area.

Description

The placing of Wauncroyddur Lands on the open market provides the prospective purchasers the opportunity of acquiring a level block of land set in the picturesque area of the upper Toy Valley on the outskirts of the small Village of Cilcwm. The land benefits from having natural water supply and an abundance of shelter from mature hedgerows and native trees. Along with the the land has the benefit of having a stock proof boundary fence and road side frontage making access easy.

The land is laid to mature pasture land with a small pocket of woodland to the South East. Being divided into 4 evenly sized paddocks all being suitable for livestock and machinery for silage and hay.

The location of the land and the topography of the lands provides and excellent opportunity to start a smallholding or for those seeking to add to their existing farming enterprise or alternatively for those seeking alternative use, leisure, conservation or equestrian purposes.

As a whole the land comes to 11.446 acres (4.632 ha) or thereabouts

Land





Access from a council maintained highway

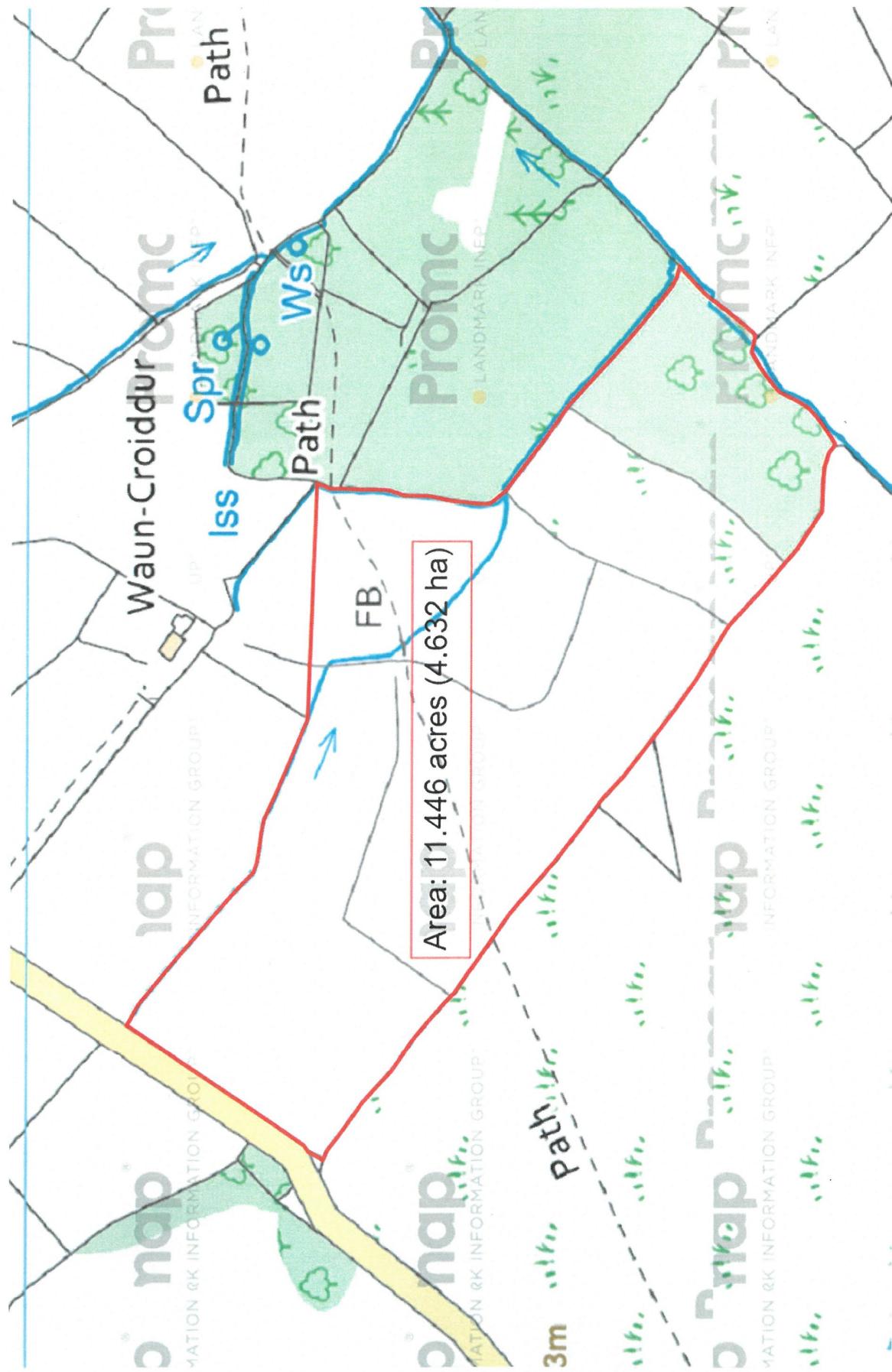


Tenure and Possession

The parcel is freehold and will be vacant on possession.

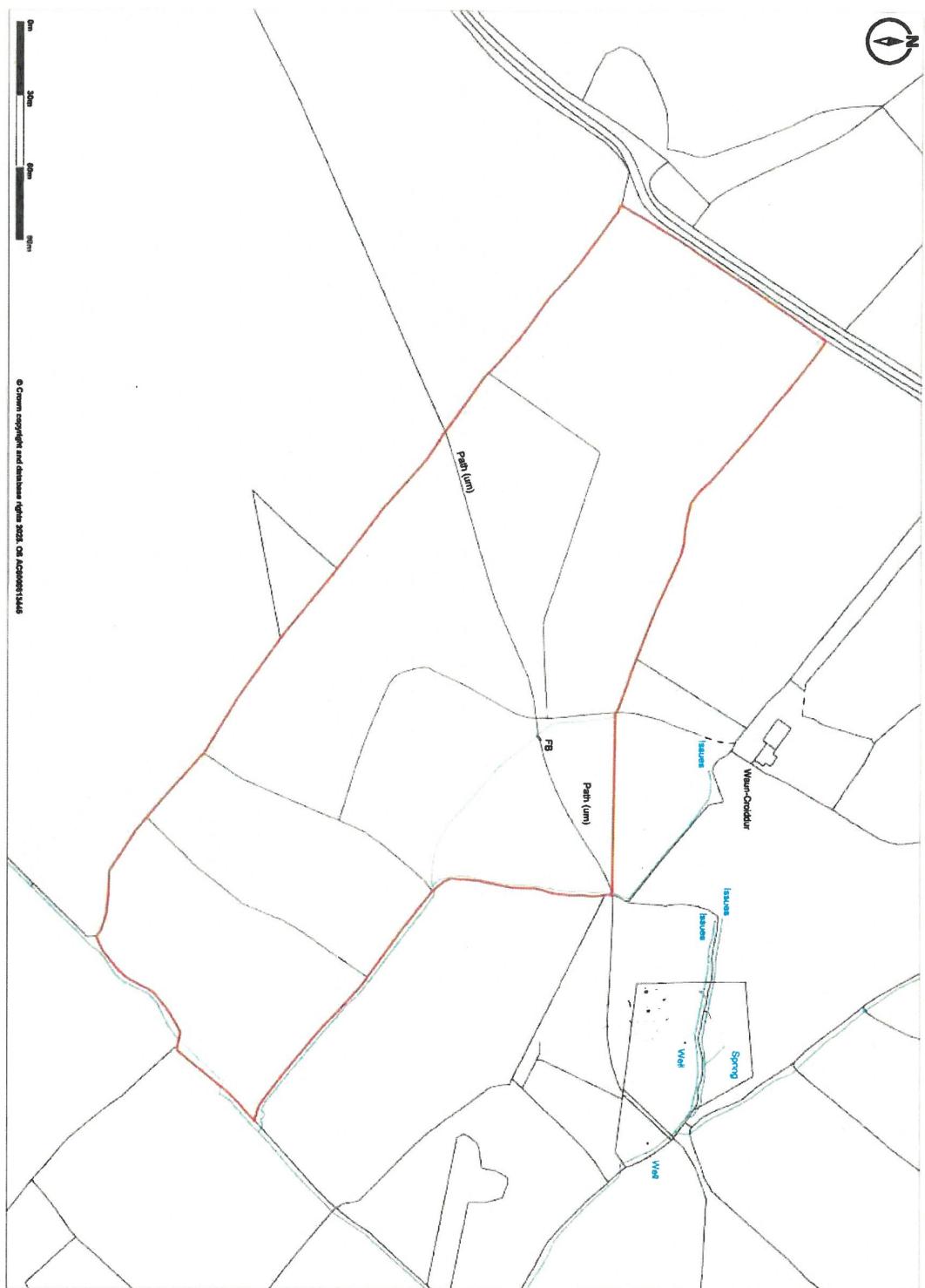
Services

There are no services connected or available at present. There is a natural water supply and mains electricity is nearby.



For Identification Purposes Only

Wauncroyddur Lands, Clycwm, Llandovery, Carmarthenshire. SA20 0TN.



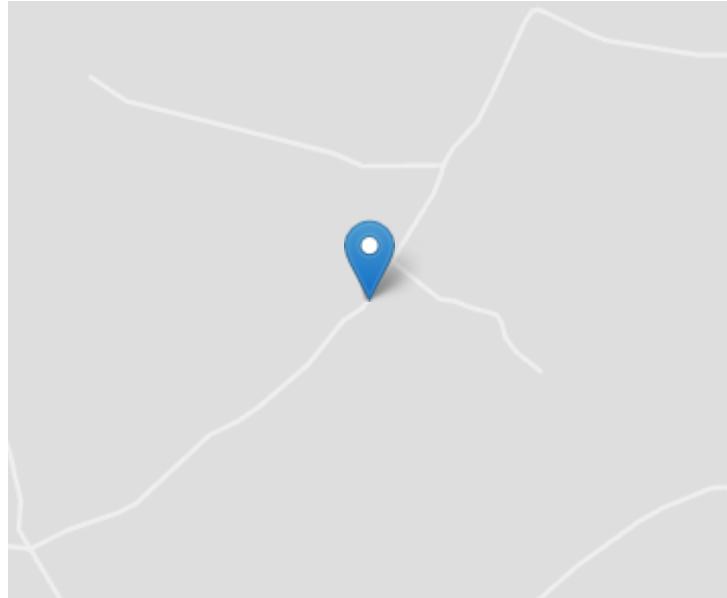
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LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4

Morgan Davies Estate Agents, Lampeter. SA48 7DT

**MORGAN
&
DAVIES**

Parking Types: None.	Has the property been flooded in last 5 years? No
Heating Sources: None.	Flooding Sources:
Electricity Supply: None.	Any flood defences at the property? No
Water Supply: None.	Any risk of coastal erosion? No
Sewerage: None.	Is the property listed? No
Broadband Connection Types: None.	Are there any restrictions associated with the property? No
Accessibility Types: None.	Any easements, servitudes, or wayleaves? No
	The existence of any public or private right of way? No



Directions

From Llandovery proceed to the village of Cilcwm, proceeding North out of the village towards Cilcwm and just by the village sign turning left. Continue along this lane bearing left at the next corner and continue along the lane for approximately 200m where the land will be seen opposite a T-junction on the left hand side. Please see attached plan.

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623
E: lampeter@morgananddavies.co.uk
<http://www.morgananddavies.co.uk>



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