

Approximately 37.43 Acres FOR SALE at Eglwyswrw, Pembrokeshire, SA41 3PT

ND AGRICULTURAL

PROPERTY – 37.43 ACRES AT LAND LYING TO THE SOUTH-WEST OF TREWILYM-ISAF, EGLWYSWRW, SA41 3PT

FOR SALE BY INFORMAL TENDER – DUE MIDDAY MONDAY 21st DECEMBER 2026

GUIDE PRICE - £9000 PER ACRE

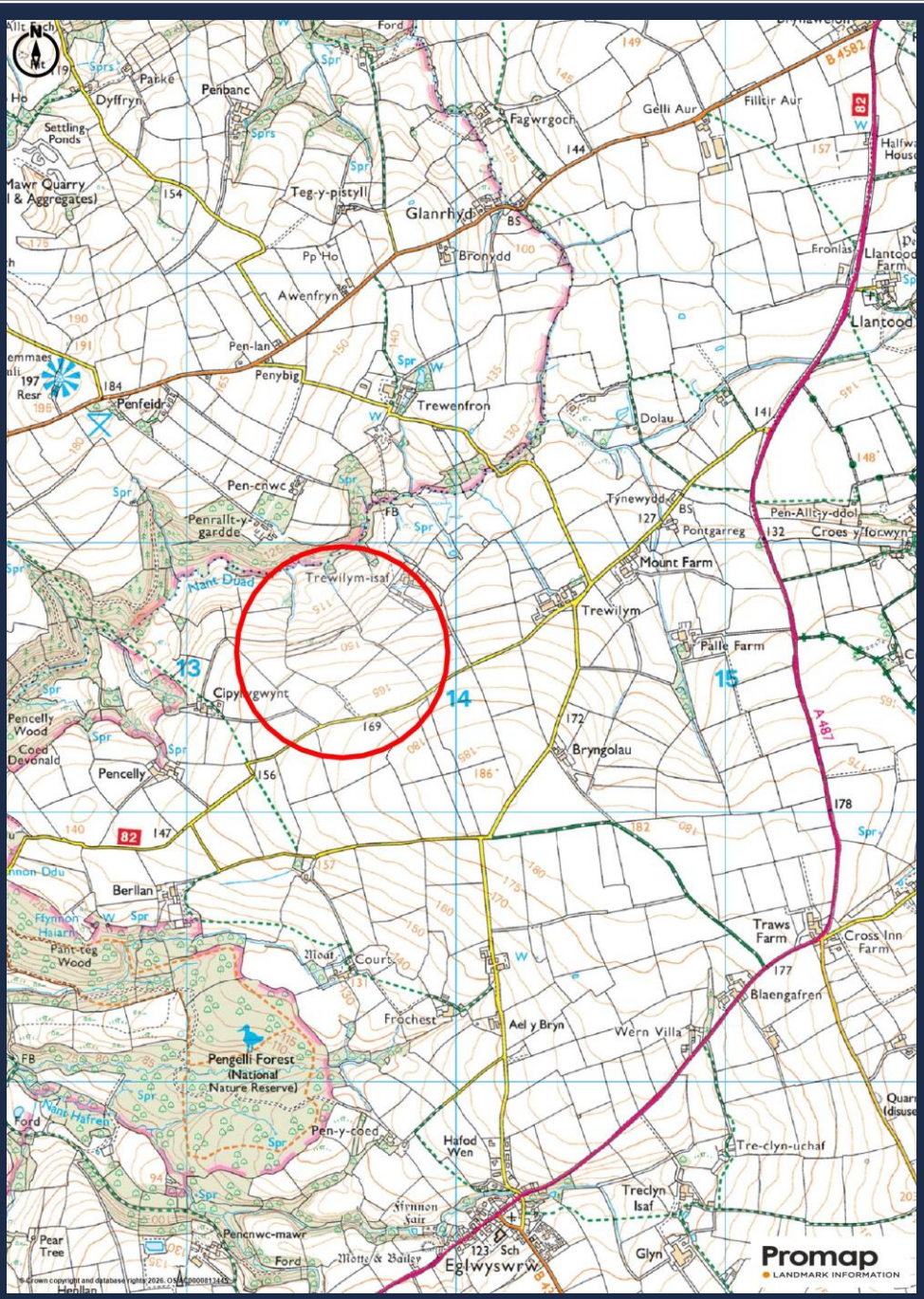
ACCESS
The land is accessed directly off the public highway.
BASIC PAYMENT SCHEME
The land is registered with Rural Payments Wales
SERVICES
The land has the benefit of a natural water course.
SPORTING, TIMBER AND MINERAL RIGHTS
Insofar as they are owned, these are included in the sale.
TENURE AND POSSESSION
The property is offered for sale freehold with vacant possession upon completion.
EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all existing rights of way whether public or private light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not.
METHOD OF SALE
The property is offered for sale by Informal Tender
LOCAL AUTHORITY
Pembrokeshire Coast National Park Authority
VIEWING
Strictly by appointment with the selling agents

OS Sheet Number	Field Number	Acres
SN137404	7247	12.38
SN135405	5657	10.73
SN134407	4877	14.32
Total		**37.43**

- **PRODUCTIVE GRASSLAND SET ACROSS 3 ADJOINING FIELDS**
- **APPROXIMATELY 23 ACRES OF MOWING GRASSLAND, 12 ACRES OF GRAZING LAND AND 2 ACRES OF WOODLAND**
- **SECURE BOUNDARY AND INTERNAL LIVESTOCK FENCING**
- **4.9 MILES SOUTH-WEST OF CARDIGAN TOWN CENTRE**
- **ONE POINT OF DIRECT ROAD ACCESS**
- **NATURAL WATER COURSE**
- **OFFERED FOR SALE BY INFORMAL TENDER**



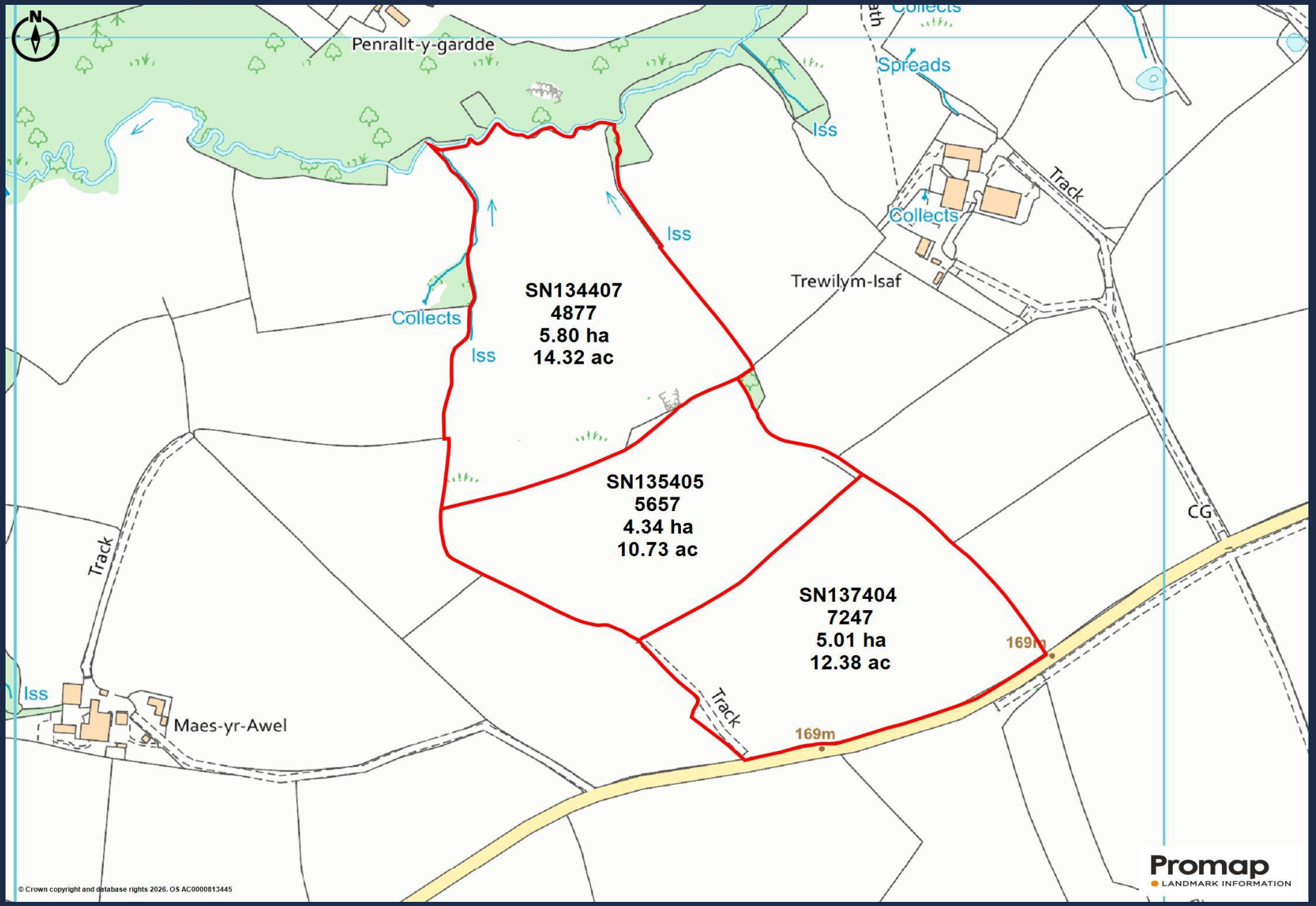
Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008
All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sa Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultu LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particul importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with th sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemni the vendors for any VAT which may subsequently become payable.







NOCK DEIGHTON AGRICULTURAL LLP Carmarthen Nant y Ci, Llysonnen Rd, Carmarthen, SA33 5DR
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This offer form should be returned to Carmarthen Market by midday on Monday 21st December 2026.

Proof of funding will be required attached to the offer form please

I/We

of

Tel: Email:

hereby submit an offer of:

£

This offer is subject to sale of the property known as:

Signed

Dated

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