



**Approximately 23.4 acres
for FOR SALE by INFORMAL TENDER
at Cwm House, Cilycwm, Llandovery, SA20 0SS
Available in 3 Lots.**



Approximately 23.4 acres for Sale by INFORMAL TENDER Land to the West of Cwm House, Cilycwm, Llandovery SA20 0SS

Guide Price: offers in Excess of £200,000

Lot 1 – Approximately 2.1 acre field (edged green).
Guide – in Excess of £25,000

An exciting opportunity to acquire a level parcel of land of approximately 2.1 acres, occupying a convenient position off the Cilycwm main street and accessed via a shared right of way over the track coloured brown on the sale plan. This field has been operated by the vendors as a successful pop-up glamping site, the land includes an established glamping kitchen together with ladies' and gentlemen's WC facilities (provided by two portable toilet units) and shower amenities. Highly versatile, the property offers clear potential for a range of amenity and tourism uses (subject to the necessary consents) and will appeal to purchasers who have had an ambition to own a manageable parcel of land.



Lot 2 – Approximately 2.15 acre field (edged blue).
Guide - In Excess of £25,000

A further opportunity to acquire a versatile square grassland field extending approximately 2.15 acres, occupying a similarly convenient position and accessed via the same shared right of way over the access track shown coloured brown on the plan. Historically grazed by sheep with established hedge boundary.



Lot 3 – Approximately 19.17 acres (edged red)
Guide – In excess of £150,000

A productive block of Grade 3b agricultural land, arranged as ten individually fenced parcels and well suited to both grazing and mowing grass. The land has historically been utilised for grazing livestock and fodder production providing reliable, good-quality pasture.

Access is taken from a green lane leading directly from the public highway, as shown on the sales plan. The holding benefits from mature broadleaf trees forming many of the field boundaries, together with small compartments of woodland that offer habitat areas well aligned with current agricultural subsidy requirements. Natural water is available, supplemented in places by occasional piped water troughs.

The land enjoys excellent, far-reaching views and an attractive east-facing aspect. Fencing and gates are generally in good order, ensuring secure and manageable stock handling across the holding.

Offering a combination of productive pasture and amenity features, the property represents an excellent opportunity for landowners seeking to expand their existing enterprise, or for purchasers wishing to establish a smallholding or equestrian unit in a convenient village location.



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 or 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 sale. 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 Agricultural 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 particular 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 the 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 indemnify the vendors for any VAT which may subsequently become payable.

Location

The land is located north of the market town of Llandovery, lying to the northern extent of the village of Cilycwm and easily reached from the A40.

From Llandovery, take the B4558 north towards Cilycwm. Continue for approximately 3 miles, passing through the centre of the village. Proceed north through the village, passing a chapel on your left and church on your right. You will see a For Sale board at the entrance of a track to lots one and two. To access lot 3, continue further North as you leave the village you will see a minor road on your left. Follow this road as it winds gently uphill. You will note a For Sale board on the entrance to an access road on the left hand side.

The approximate location of the field gate is identified by the what3words address:

Lots 1 and 2: [///completed.airfields.data](#)

Lot 3: [///workroom.liver.costumes](#)

Tenure and Possession

The property is offered for sale freehold with vacant possession upon completion.

Method of Sale

The land is offered for sale by Informal Tender, and all interested parties are invited to submit their best and final offers in writing to the Joint Selling Agents, Messrs Evans Bros or Nock Deighton, in a sealed envelope clearly marked "Land at Cilycwm". Tenders must be received no later than 12 noon on Friday 21st August 2026. Offers may be made for individual lots or a combination of more than one lot. The vendors reserve the right not to accept the highest, or indeed any, offer received. Submission of an offer does not oblige the vendors to proceed with a sale, and they reserve the right to negotiate with any party following the closing date if considered appropriate.

Local Authority

Carmarthenshire County Council

Rural Payments Wales

2026 Basic Payment Scheme payment reserved to vendor.

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. Public footpath 8/35/2 (Lot 1) and 8/35/3 (Lot 3) crossing land. Ask agent for further details.

Viewings

Viewing is strictly by prior appointment with the joint selling agents.



NOCK DEIGHTON AGRICULTURAL LLP: Carmarthen Livestock Market, Nant y Ci, Llysonnen Rd, Carmarthen, SA33 5DR
01267 493199 email: Carmarthenproperty@nockdeighton.co.uk www.nockdeightonagricultural.co.uk

Regulated by RICS



Regulated by RICS