

72.08 acres of Agricultural Land FOR SALE at Glanrhyd, Cardigan, SA43 3PG

ND AGRICULTURAL

PROPERTY – LAND ON THE SOUTH AND WESTERN SIDE OF PENBANC, GLANRHYD, CARDIGAN, SA43 3PG

FOR SALE BY INFORMAL TENDER – DUE MIDDAY FRIDAY 18TH DECEMBER 2026

GUIDE PRICE £10000 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 mains water supply and natural water courses.
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.
OVERAGE PROVISION
The Property will be sold subject to an Overage (Uplift) Provision reserving to the Vendor and his successors in title 10% of any increase in value attributable to the grant and implementation of planning permission, the commencement of development, or any change of use from agriculture to a higher value use. The provision will apply for a period of 30 years from completion
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

- **PRODUCTIVE AGRICUTURAL MOWING/GRAZING LAND**
- **MAINS WATER SUPPLY**
- **GOOD ROADSIDE ACCESS**
- **PERMEABLE SOILS**
- **LIVESTOCK HAANDLING FACILITIES**
- **SECURE BOUNDARY AND INTERNAL LIVESTOCK FENCING**

OS Sheet Number	Field Number	Acres
SN132422	2324	7.89
SN131421	1510	6.50
SN131419	0101	4.31
SN130421	0212	4.69
SN129422	9725	4.81
SN1128421	8821	7.04
SN127420	7703	8.15
SN126421	6917	6.70
SN133424	3345	12.83
SN131418	1883	9.16
Total		**72.08**

Edward Page MRICS
Email: E.Page@nockdeighton.co.uk
Tel: 01267 493199

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.

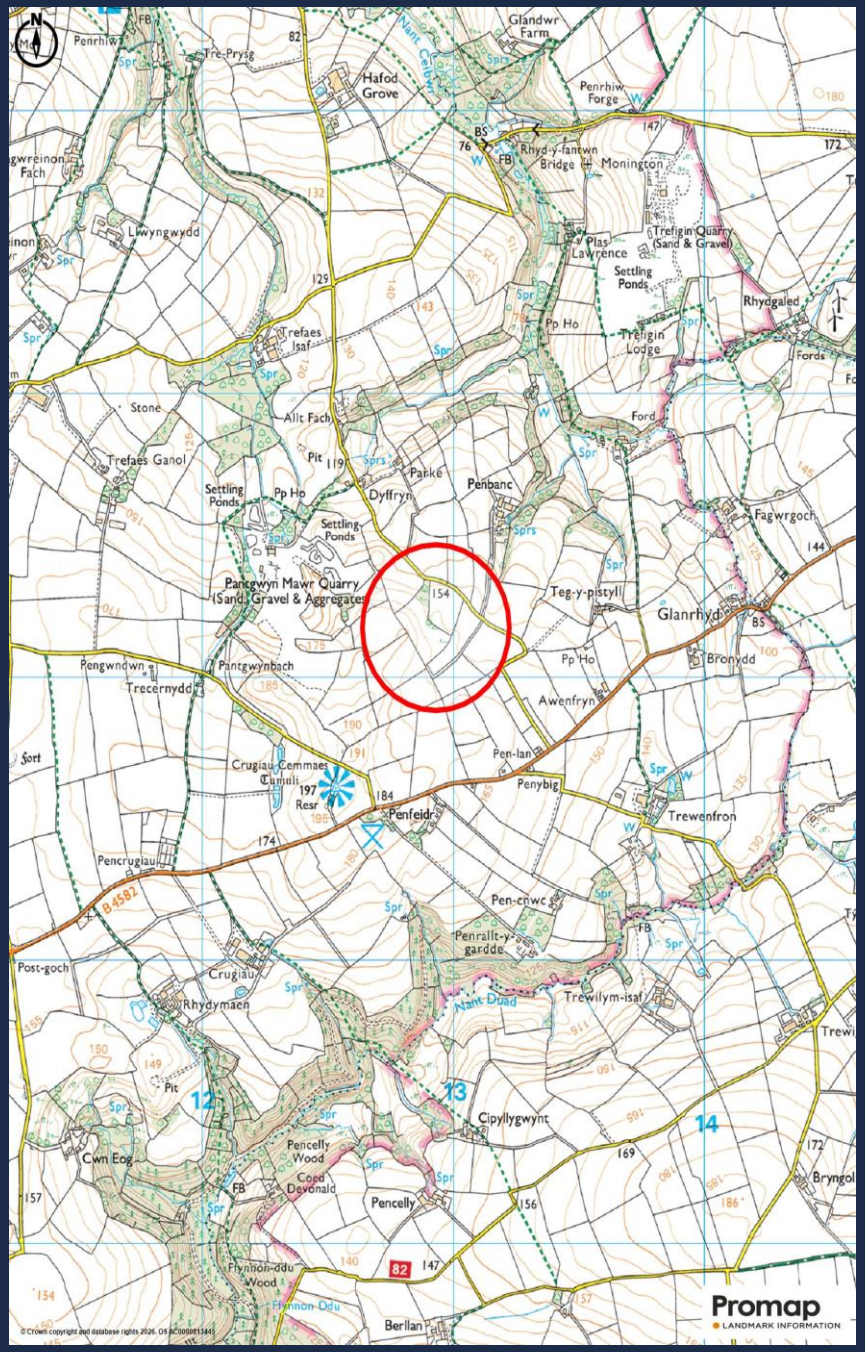


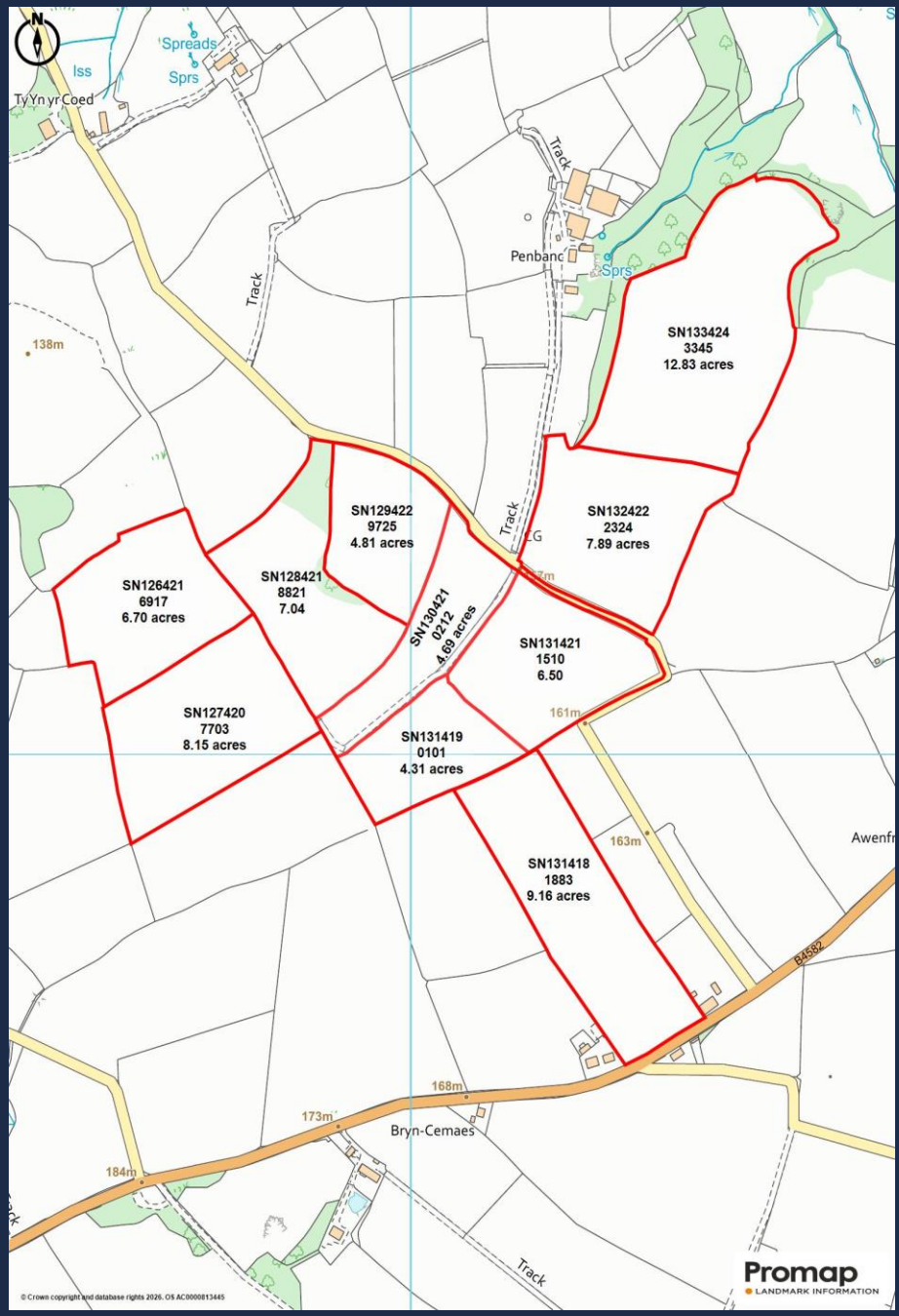






THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS


Glandwr Farm
Penrhiw
Tre-Prysg
Hafod Grove
Penrhiw Forge
Rhyd-y-fantwn Bridge
Monington
Llwyngwydd
Trefigin Quarry (Sand & Gravel)
Plas Lawrence
Settling Ponds
Rhydgaled
Trefigin Lodge
Trefaes Isaf
Fords
Stone
Allt Fach
Ford
Trefaes Ganol
Pit
Parke
Penbanc
Dyffryn
Fagwrgoch
Pantgwyn Mawr Quarry (Sand, Gravel & Aggregates)
Teg-y-pistyll
Glanrhyd
Bronydd
Pengwndwn
Trecernydd
Pantgwynbach
Awenfryn
Crugiau-Cemmaes Tumuli
Resr
Penfeidr
Penybig
Pen-lan
Trewenfron
Pencrugiau
B4582
Pen-cnwc
Penrallt-y-gardde
Post-goch
Crugiau
Rhydymaen
Nant-Duad
Trewilym-isaf
Cipyllygwynt
Cwm Eog
Pencelly Wood
Coed Devonald
Pencelly
Ffynnon-ddu Wood
Ffynnon-Ddu
Berllan
Promap
LANDMARK INFORMATION


Spreads
Sprs
Iss
Ty Yn yr Coed
Track
Penbanc
SN133424
3345
12.83 acres
SN129422
9725
4.81 acres
SN132422
2324
7.89 acres
SN126421
6917
6.70 acres
SN128421
8821
7.04
SN130421
0212
4.69 acres
SN131421
1510
6.50
SN127420
7703
8.15 acres
SN131419
0101
4.31 acres
SN131418
1883
9.16 acres
161m
163m
168m
173m
184m
Bryn-Cemaes
B4582
Promap
LANDMARK INFORMATION

PROPERTY – LAND ON THE SOUTH AND WESTERN SIDE OF PENBANC, GLANRHYD, CARDIGAN, SA43 3PG

This offer form should be returned to Carmarthen Market by midday on Friday 18th 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