

Approximately 19.17 acres FOR SALE
at Cwm House, Cilycwm, Llandovery, SA20 0SS

ND AGRICULTURAL

Approximately 19.17 acres (7.76 hectares) for Sale
Land to the West of Cwm House, Cilycwm, Llandovery SA20 0SS
Guide Price: offers in the region of £180,000

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 land 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.







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. All measurements are approximate. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers should satisfy themselves as to the fitness of such equipment for their requirements. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers should make their own enquiries into such matters prior to purchase. The Agents are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. The Agents have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination. The purchaser is responsible for making their own enquiries in this regard. 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. Photos taken August 2026.

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. The access this land, 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: ///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 Private Treaty.

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.

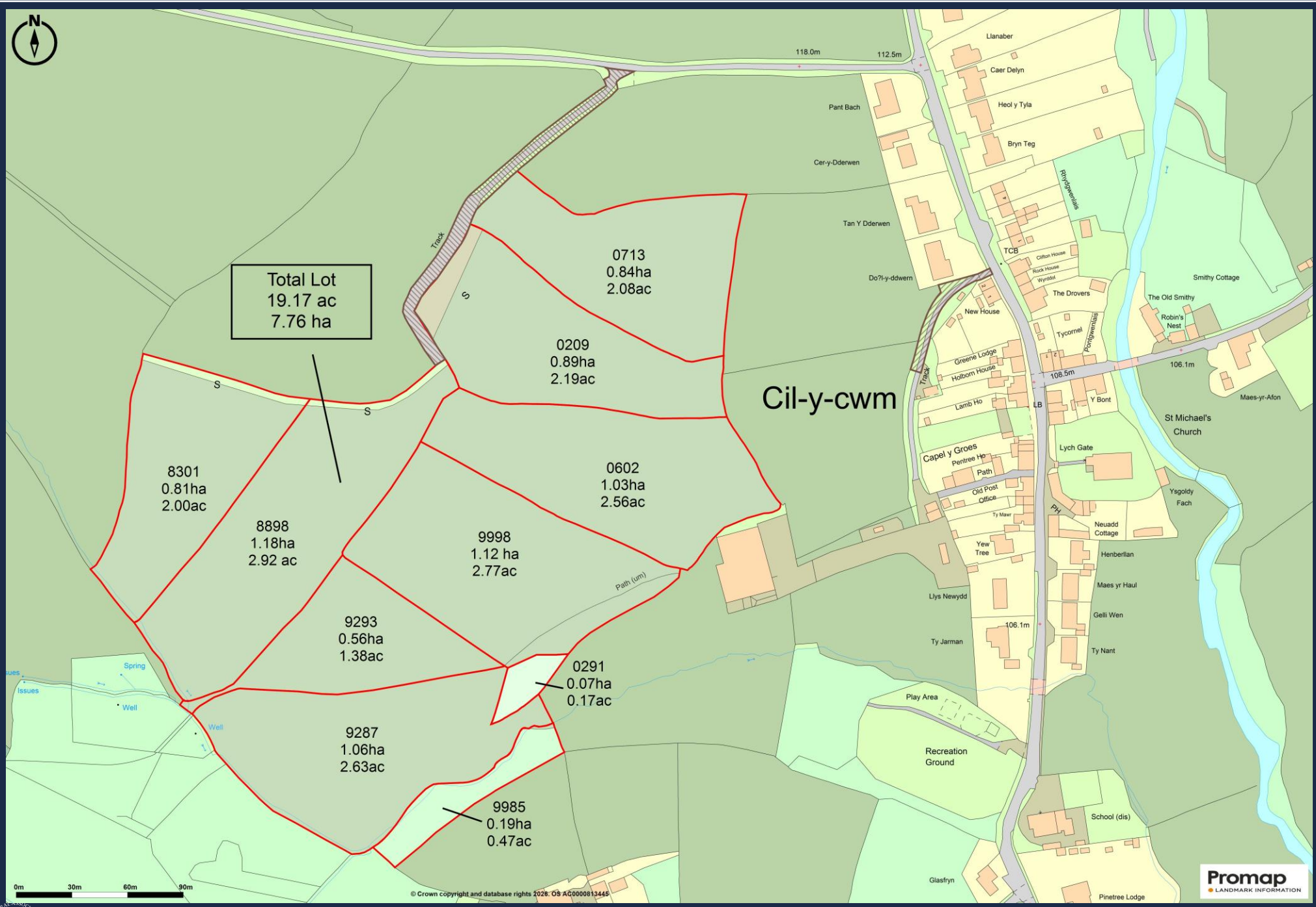
Sporting, Timber and Mineral Rights
Insofar as they are owned, these are included in the sale. Sporting rights excluded, ask agent for further details.

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





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