

LAND FOR SALE

Grazing Land and Wooded Area at Middle Hills, Pengwern Common, Gower, Swansea, SA2 7LL

A well-balanced and fully enclosed block of grazing land extending to approximately 12.06 acres, complemented by areas of natural woodland.



**Offer in the region of
£132,000**



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THE PROPERTY

Extending to approximately 12.06 acres in total, this attractive parcel at Middle Hills comprises predominantly good grazing land together with areas of established woodland that enhance both shelter and character.

The pasture offers useful, gently contoured ground suited to livestock or equestrian use, with a natural layout that lends itself well to rotational grazing. The land is fully fenced and enclosed, providing clear and secure boundaries throughout.

The wooded sections introduce maturity and visual depth to the holding, creating natural shelter belts and adding biodiversity. The blend of open grassland and tree cover gives the land a balanced and settled feel, offering both productive use and amenity value.

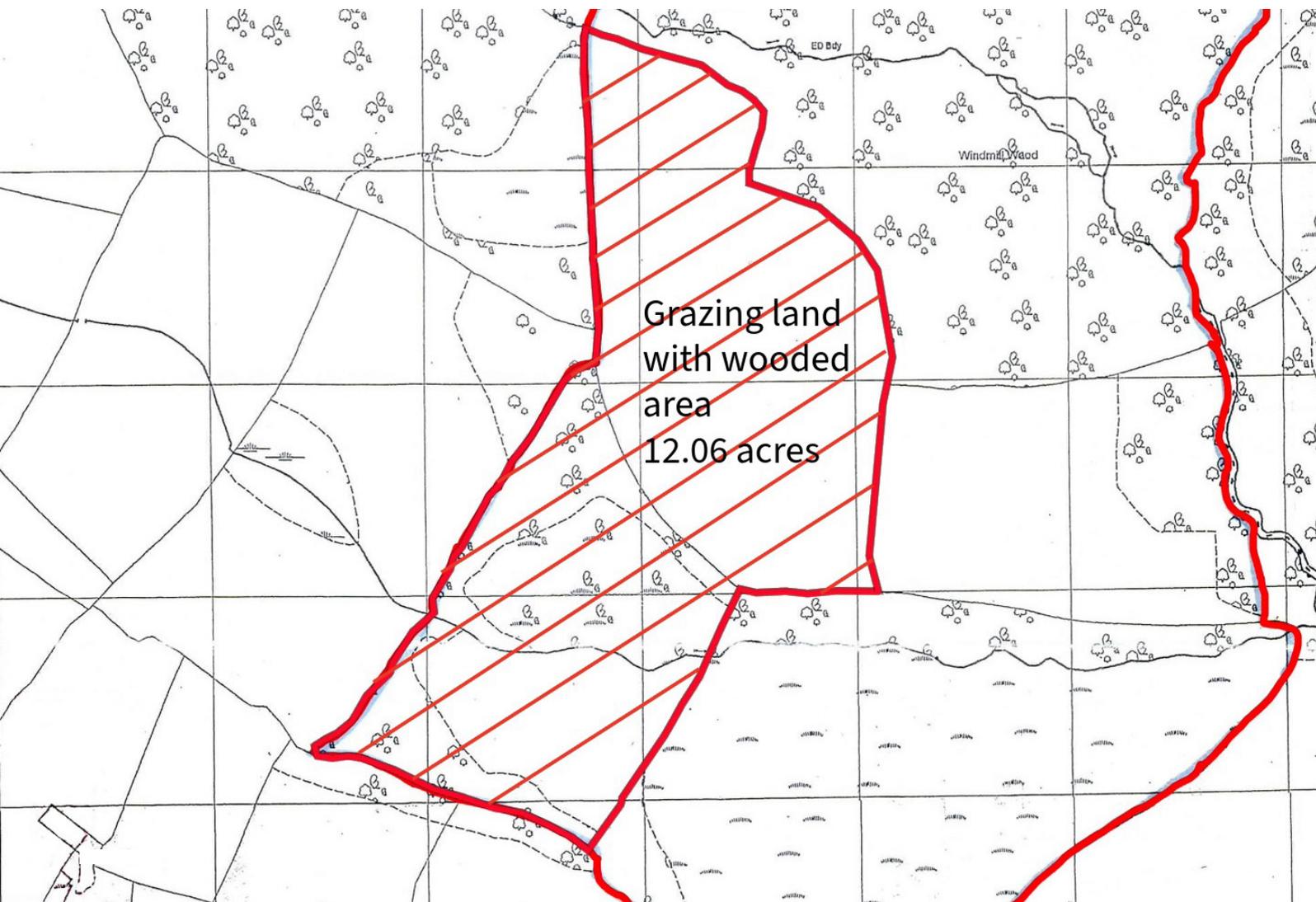
This is a substantial yet manageable block, equally suited to those seeking additional grazing, a smallholding extension, or a private rural retreat with a natural backdrop.

Tenure: Freehold

Services: No mains services connected

Council Tax: Not applicable (agricultural land)

EPC: Not applicable



THE LOCATION



Pengwern Common sits within the renowned Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty. This is classic North Gower countryside — open commons, rolling farmland and far-reaching skies — yet remarkably accessible.

The coastline at Rhossili Bay is approximately 8 miles away, widely regarded as one of the finest beaches in Europe. Oxwich Bay lies approximately 6 miles to the south, offering expansive sandy shores and calm waters, while Three Cliffs Bay is around 7 miles distant, famed for its dramatic limestone backdrop.



The village of Reynoldston (approximately 2 miles) provides a well-regarded village shop, public house and strong community feel. Further amenities can be found in Killay (approximately 7 miles) and Swansea city centre (approximately 9 miles), offering comprehensive shopping, leisure and employment opportunities.

For those commuting, the M4 motorway at Junction 47 is approximately 10 miles away, providing onward links to Cardiff, Bristol and London.



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