



Offers In Excess Of: £70,000

Approximately 8.443 acres at Gate Road  
Penygroes, Ammanford, SA14 7RW

The land comprises approximately 8.443 acres of agricultural land in three main enclosures. The land is of mixed quality including an area of overgrown scrub to the rear of residential housing off Gate Road with the remainder comprising level grazing pasture. The land benefits from road frontage and access off Gate Road via a field gateway. There is a redundant building situated near the southwest boundary of the land. The property is well situated adjoining existing residential housing with road frontage and may therefore have potential for agricultural or equestrian use as well as potential hope value for alternative uses subject to obtaining all necessary consents.

#### DIRECTIONS

Following the M4 west toward Carmarthen, continue toward Cross Hands and at the roundabout take the 2nd exit onto the A48. Continue along this road before taking the exit toward Cross Hands. At the roundabout take the 3rd exit onto Heol Parc Mawr and continue straight over the next two roundabouts. Turn right onto Gate Road and the property is located on your right hand side.  
W3W///sharpened.green.front

#### SITUATION

The land at Gate Road is located on the outskirts of Penygroes within the county of Carmarthenshire. Gorslas is located 1 mile southwest of the property and Carmel approximately 1.7 miles north. The property benefits from good transport links to the local highway being situated directly off Gate Road which links to the A476 approximately 0.2 miles distance providing access to the A48 to Carmarthen. Junction 49 of the M4 Motorway is located approximately 5.5 miles distant providing access to Swansea (20.4 miles).

#### BRIEF DESCRIPTION

The land comprises approximately 8.443 acres of agricultural land in three main enclosures. The land is of mixed quality including an area of overgrown scrub to the rear of residential housing off Gate Road with the remainder comprising level grazing pasture. The land benefits from road frontage and access off Gate Road via a field gateway. There is a redundant building situated near the southwest boundary of the land. The property is well situated adjoining existing residential housing with road frontage and may therefore have potential for agricultural or equestrian use as well as potential hope value for alternative uses subject to obtaining all necessary consents.

#### ACCESS

The land is accessible directly from Gate Road.

#### TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

#### PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

#### SERVICES

We are informed that there are no services at the property.

#### METHOD OF SALE

The land at Gate Road is to be offered for sale by informal tender.

#### BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

#### FENCING

The land is bounded by a combination of mature treelined hedgerow boundaries.

#### WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

#### DEVELOPMENT CLAWBACK

The land is sold subject to a 50% development clawback provision in respect of any non-agricultural development for a period of 25 years.

#### GUIDE PRICE

Offers in excess of £70,000

#### INFORMAL TENDER

The freehold of the property is offered for sale by informal tender. Tenders are to be submitted in writing in a sealed envelope to Watts and Morgan at 55a High Street, Cowbridge by 12 noon on Friday 12th June 2026. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agent's office.

#### FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Watts and Morgan Rural by telephone; 01446 774152.

#### HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

#### PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

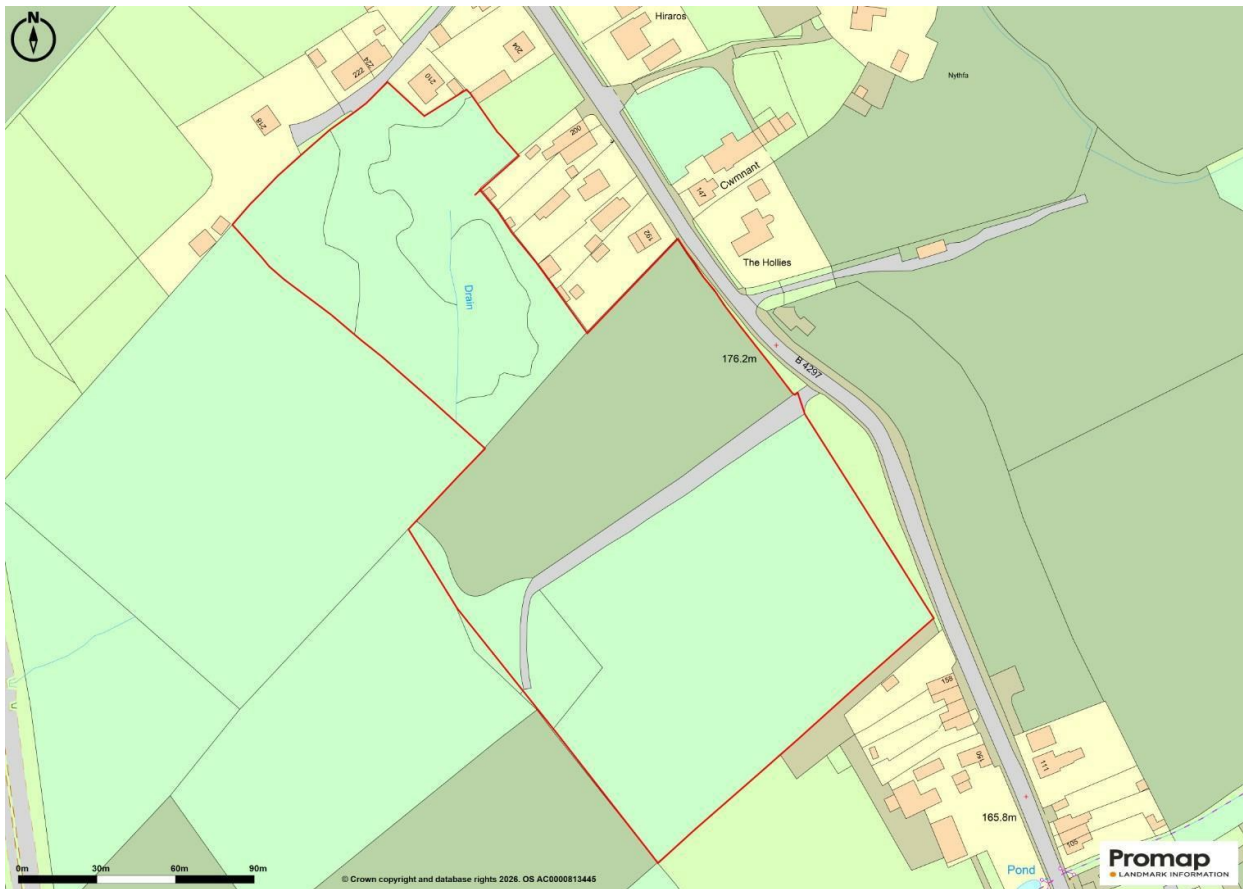
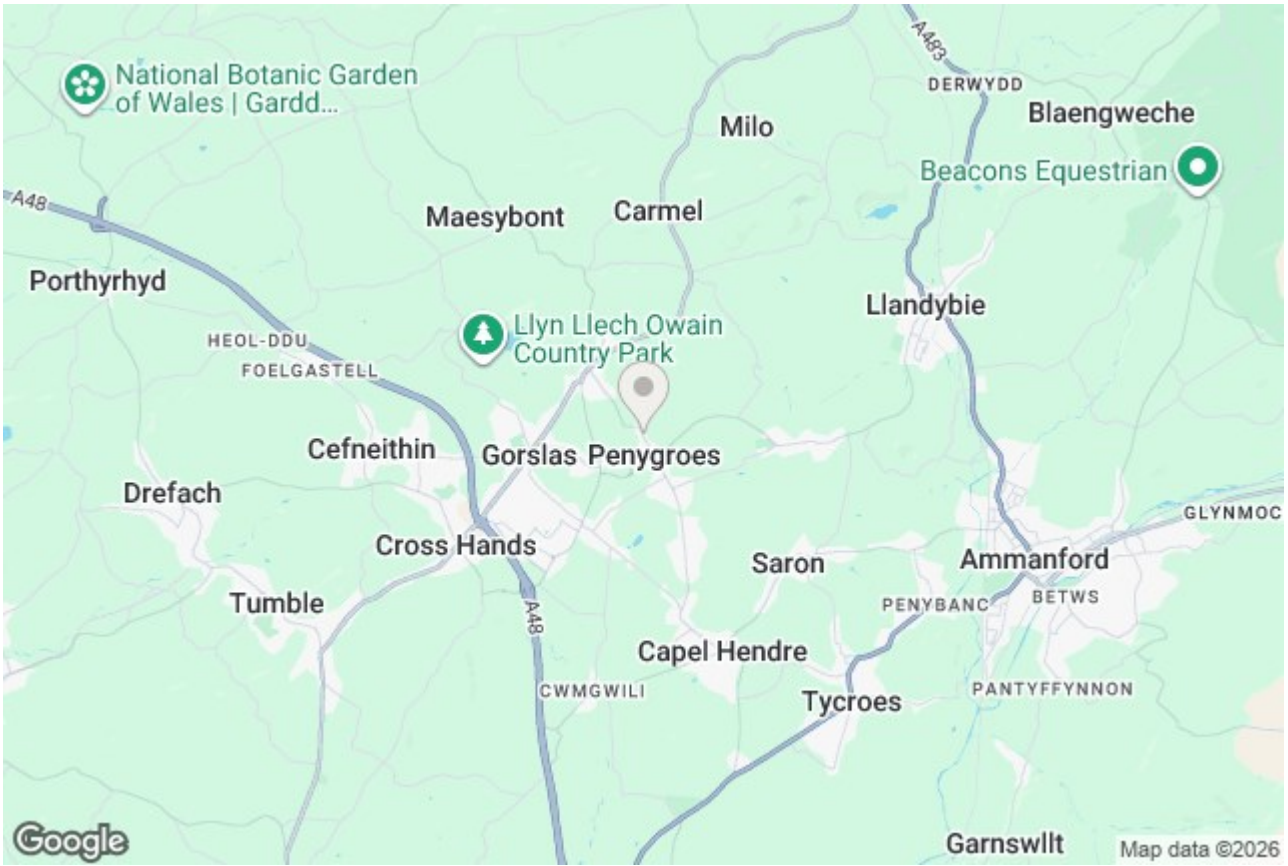
#### Penarth

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Follow us on





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