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12 Spilman Street
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Carreg Dwfn, Trap, Llandeilo, Carmarthenshire SA18 2UB

£275,000 For Sale

Property Features

- A rare opportunity to acquire a distinct local landmark
- Offering a mixture of upland grazing, moorland and woodland
- Situated on the western edge of Bannay Brecheiniog (Brecon Beacons) National Park
- Extending to approximately 85.62 acres (34.65 hectares)
- Popular rural location of Trap, some 4 miles from boutique market town of Llandeilo
- Breath taking views over surrounding valley

Property Summary

An exceptional opportunity to acquire approximately 85.62 acres (34.65 hectares) of upland occupying an elevated position on the western edge of Bannau Brycheiniog (Brecon Beacons) National Park with breathtaking panoramic views. Comprising a diverse mix of grazing land, woodland and open moorland, the property offers excellent potential for livestock grazing, the Sustainable Farming Scheme, conservation, biodiversity enhancement and recreational use, all within easy reach of Llandeilo and the M4 corridor.

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Full Details

Overview

An outstanding opportunity to acquire approximately 85.62 acres of upland occupying a commanding elevated position on the western edge of Bannau Brycheiniog (Brecon Beacons) National Park. The land enjoys breath taking panoramic views across the rolling Carmarthenshire countryside and offers an exceptional combination of natural beauty, environmental interest and agricultural appeal.

Location

Situated on the fringes of the village of Trap, approximately 4 miles from the popular market town of Llandeilo, Carreg Dwfn benefits from an enviable rural setting with the dramatic Black Mountain landscape quite literally on the doorstep. Despite its peaceful and secluded feel, the property remains highly accessible, with Junction 49 of the M4 approximately 10 miles away, providing convenient links to Swansea, Cardiff and the wider motorway network.

The land is accessed via a shared private lane identified in Brown on the attached Plan, a short distance west of the main unclassified adopted highway which travels between Trap and Llandyfan. Once you have reached 1 Carreg Dwfn Cottage and the hairpin bend, continue straight on. The track beyond this point is private with right of way in favour of 4 Carreg Dwfn Cottage. The lane around the hairpin bend is private and there is no vehicular access beyond this point.

Description

Extending to approximately 85.62 acres, the land comprises a remarkably diverse landscape, incorporating grazing land, established woodland and extensive areas of open moorland. Rising to almost 1,000 feet above sea level, the holding is distinguished by its striking rocky outcrops, historic disused gritstone quarries and an impressive east-to-west ridgeline, all of which combine to create a

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landscape of exceptional character and visual appeal. The elevated position affords magnificent uninterrupted views in every direction, making Carreg Dwfn a truly unique and rarely available upland holding.

The land is contained within a single parcel, accessed via a cattle grid and benefiting from established boundary fencing in part. A rich mosaic of native vegetation, grasses and mature tree species contributes to the holding's diverse landscape, whilst the varied topography incorporates areas of stone, rough grazing, rush pasture and woodland, creating both visual interest and practical versatility.

The property offers excellent potential for livestock grazing, particularly for those seeking additional land in support of the Sustainable Farming Scheme, whilst also presenting exciting opportunities for recreational pursuits, conservation management and environmental enhancement. Its varied habitats support an abundance of wildlife, including birds of prey, ground-nesting birds and a wide range of pollinating species, making it especially attractive to purchasers interested in biodiversity gain, habitat restoration or small-scale rewilding initiatives.

The combination of heathland, woodland and open upland pasture creates an important ecological resource and natural wildlife corridor within this renowned landscape, enhancing both the environmental value and long-term appeal of this exceptional landholding.

Sustainable Farming Scheme (SFS) Potential

The land is likely to be of particular interest to farmers seeking additional land to support participation in the Sustainable Farming Scheme (SFS), benefiting from its mix of habitat types, existing woodland and environmentally significant landscape features. The land may also offer potential for biodiversity enhancement and wider environmental management objectives, subject to any necessary consents and scheme requirements.

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FURTHER INFORMATION

Tenure

We are advised the land is held on a Freehold basis with vacant possession upon completion.

Services

We are advised the land benefits from a natural water source only. We are advised the land does not benefit from any mains services / connections.

Wayleaves, Easements & Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

We understand that public footpaths adjoin the northern, western and eastern boundaries of the land.

We are advised that no. 1 and 4 Carreg Dwfn benefit from Right of Way over the the property shaded in Yellow and Forge Farm benefits from a right of way and Bryncoch benefits from rights of way for agricultural purposes only, shaded in Green.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP
Tel: 01267 612021

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

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Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annual a sale or entitle any party to compensation in respect thereof.

Postcode / What 3 Words

Post Code: SA18 2UB

Access to the land: sadly.crispier.aimless

Parking / Turning Area: beaks.supposed.flukes

Viewing

Strict by appointment with the agents Rees Richards and Partners.
Please contact Carmarthen Office for further information:
12 Spilman Street, Carmarthen, SA31 1LQ
Tel: 01267 612021 or email
property@reesrichards.co.uk

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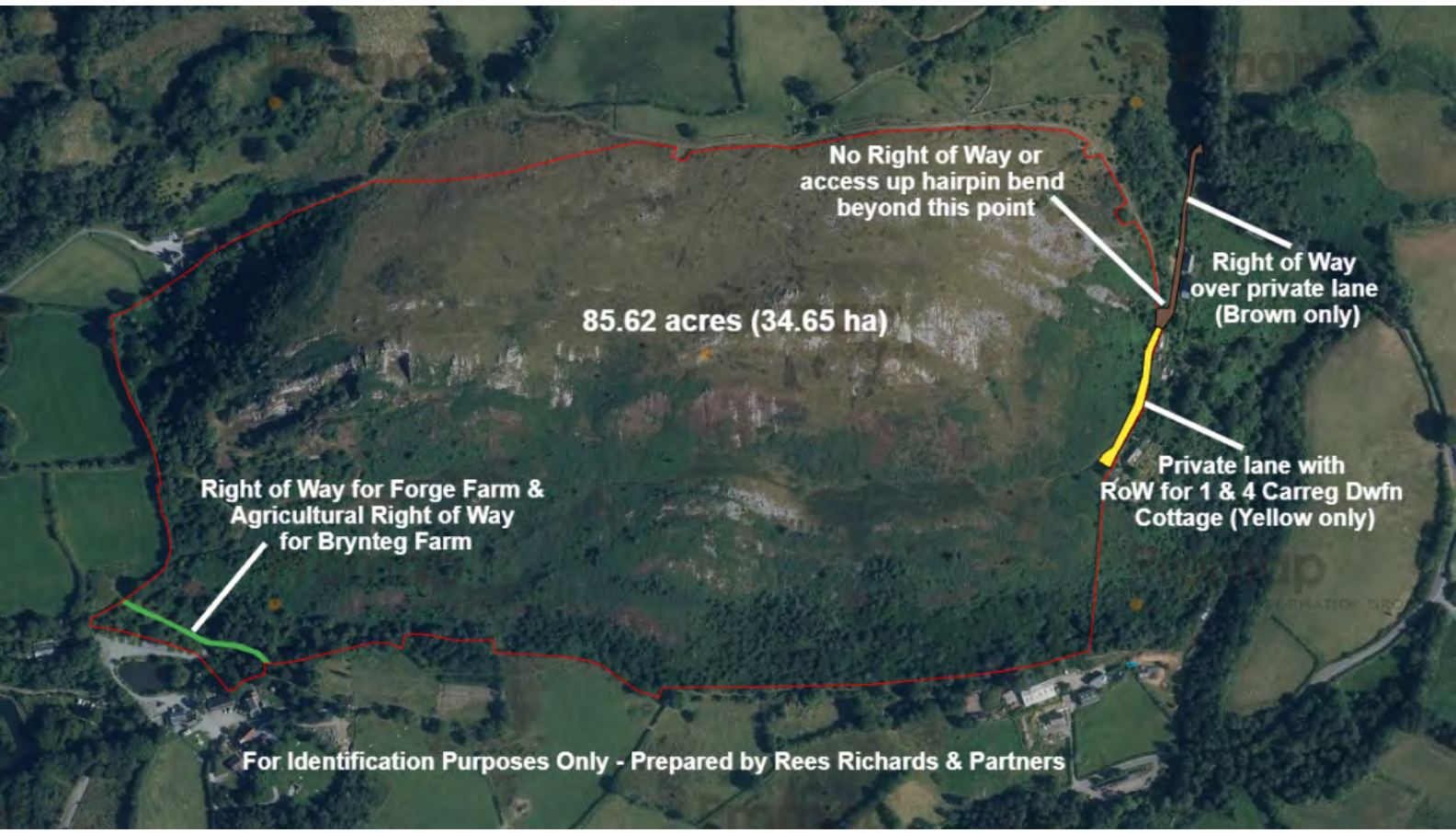
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