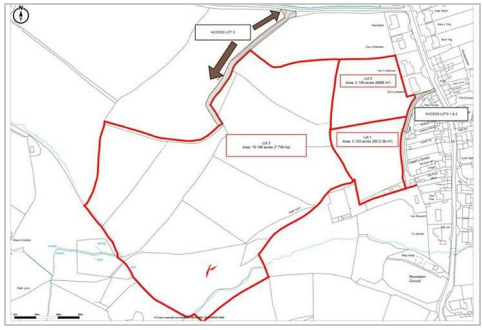
EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









LOT 1, Land to the west of Cwm House Cilycwm, Llandovery, Carmarthenshire, SA20 0SS

Informal Tender £20,000

FOR SALE BY INFORMAL TENDER - with best and final offers to be received by 12 noon on Friday 21st August 2026.
A Valuable Block of Strategic Land Extending to Approximately 23.4 Acres
Available as a Whole or in Three Individual Lots
An excellent opportunity to acquire a versatile range of agricultural and lifestyle land situated on the edge of the popular village of Cilycwm, in the heart of the Upper Towy Valley. Offering productive pasture, small paddocks and an established pop-up glamping site, the land presents considerable appeal to farmers, equestrian purchasers, lifestyle buyers, investors and those seeking leisure or tourism opportunities.
Lot 1 – Approximately 2.10 acres with an established Pop-Up Glamping Site and associated facilities.
with income generation potential (subject to any consents) or with pony paddock or amenity land potential
Guide Price: Offers Over £25,000
Lot 2 – Approximately 2.15 acres of level paddock land offering excellent amenity land or pony paddock etc (subject to any necessary consents).
Guide Price: Offers Over £25,000
Lot 3 – Approximately 19.17 acres of productive pasture land divided into eight enclosures with natural water supply.
Guide Price: Offers Over £150,000

Joint Sole Selling Agents

Evans Bros
39 High Street, Lampeter, Ceredigion SA48 7BG
Tel: 01570 422395

Nock Deighton
Nantyci, Carmarthen, Carmarthenshire SA31 2EY
Tel: 01267 493199

Location

Situated in the heart of the picturesque rural village of Cilycwm, this property enjoys an enviable setting surrounded by the stunning landscapes of the Upper Towy Valley. The village offers a welcoming community atmosphere, a historic church and village hall making it an ideal location for those seeking a peaceful countryside lifestyle.

Despite its tranquil setting, Cilycwm is just approximately 3 miles from the historic market town of Llandovery, which provides a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, restaurants, schools, a medical centre and a railway station on the scenic Heart of Wales Line.

The area is renowned for its outstanding natural beauty and outdoor pursuits. The spectacular Llyn Brianne Reservoir and Dam is only a short drive away, offering breathtaking scenery, walking and cycling routes, wildlife watching and some of the finest dark skies in Wales. Nearby attractions also include Cwm Rhaeadr Waterfall, Dolaucothi Gold Mines, Cynghordy Viaduct, the dramatic landscapes of the Cambrian Mountains, making this an exceptional base for exploring the very best of Mid and West Wales.

Lot 1



A rare opportunity to acquire a level parcel of land extending to approximately 2.1 acres, occupying a convenient edge-of-village position with access via a shared right of way over the access track shown coloured brown on the sale plan.

Previously operated by the current vendors as a successful pop-up glamping site, the land benefits from an established glamping kitchen together with ladies' and gentlemen's WC facilities (via two portable toilet units) and shower facilities.

Offering excellent versatility, the property presents scope for a variety of leisure, tourism or amenity uses (subject to any necessary consents) and will appeal to purchasers seeking a manageable parcel of land with income-generating potential.

Equally, it is likely to attract adjoining landowners, lifestyle buyers and investors looking to acquire a well-located parcel in an attractive village setting.

Other available Lots



Lot 2 -An opportunity to acquire a level parcel of land extending to approximately 2.15 acres, occupying an attractive edge-of-village position and accessed via shared right of way over the access track shown coloured brown on the sale plan.

Offering excellent versatility, the land provides a blank canvas with potential for a variety of leisure, tourism, amenity or recreational uses, subject to the necessary planning consents and approvals.

The parcel will appeal to purchasers seeking a manageable parcel of land with future income-generating potential, as well as adjoining landowners, lifestyle buyers and investors looking to secure a well-positioned holding within an accessible village setting.

LOT 3 - The land has been utilised for both grazing and fodder production, offering good-quality agricultural pasture. Access is provided via a lane leading from the public highway, as shown on the sales plan.

The holding presents an excellent opportunity for farmers wishing to expand their existing enterprise, as well as those seeking to establish a smallholding or equestrian property in a convenient village location. Combining accessibility, versatility and productive pasture, this is an attractive parcel suited to a wide range of agricultural, lifestyle and rural business interests.

Services

There is a shared mins water connection to the property.
No mains electricity and drainage are connected to any of the lots

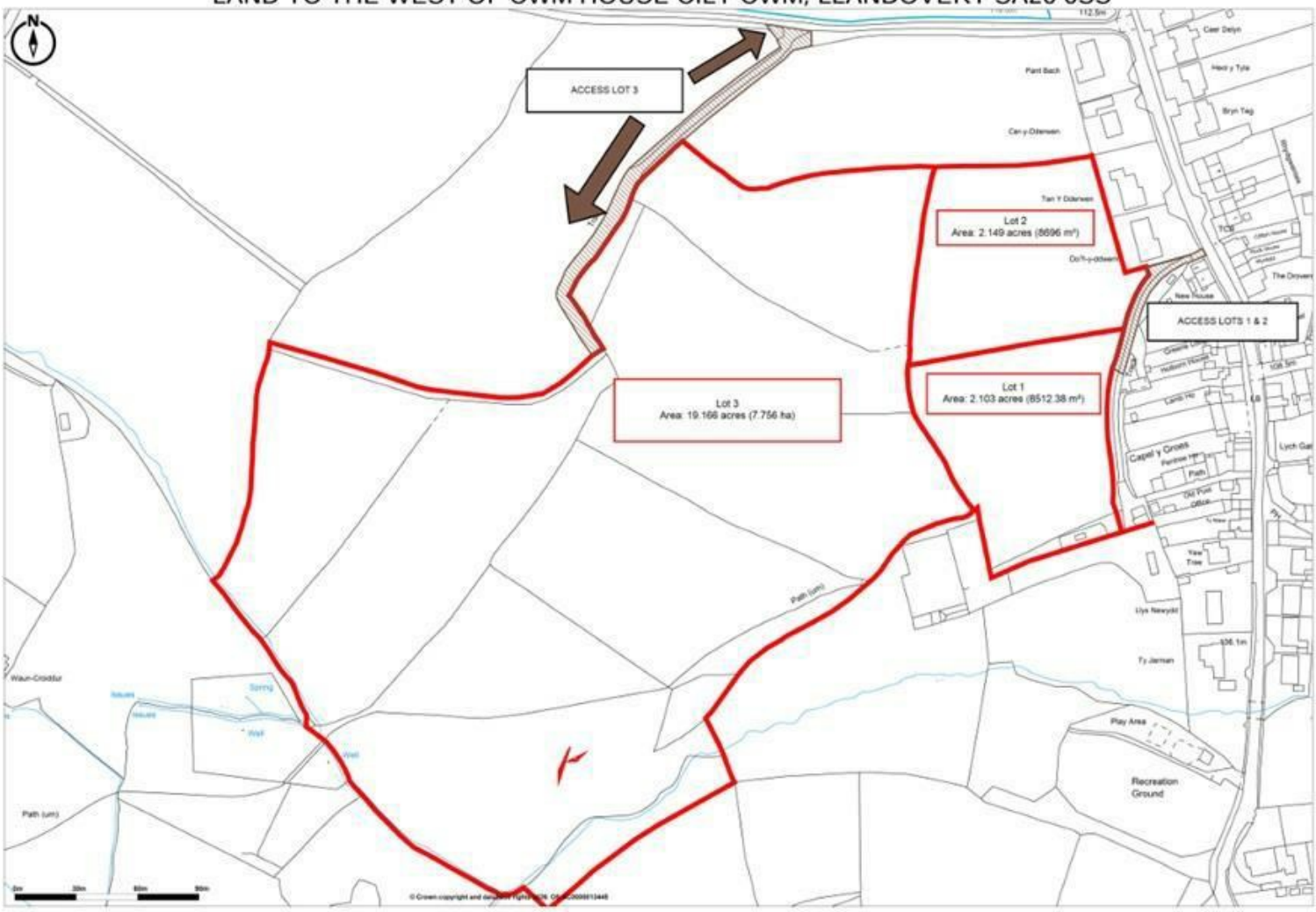
Mode of Sale

The land is offered for sale by Informal Tender, and all interested parties are invited to submit their best and final offers in writing to the Joint Selling Agents, Messrs Evans

Bros or Nock Deighton, in a sealed envelope clearly marked "Land at Cilycwm". Tenders must be received no later than 12 noon on Friday 21st August 2026.
Offers may be made for individual lots or a combination of more than one lot

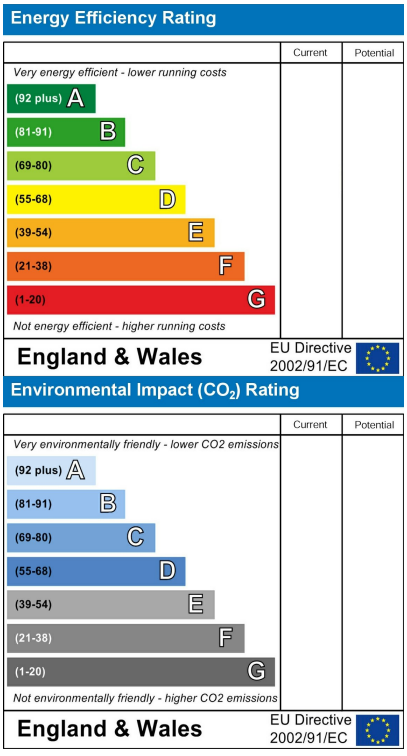
The vendors reserve the right not to accept the highest, or indeed any, offer received. Submission of an offer does not oblige the vendors to proceed with a sale, and they reserve the right to negotiate with any party following the closing date if considered appropriate.

LAND TO THE WEST OF CWM HOUSE CILY CWM, LLANDOVERY SA20 0SS



Promap © Crown copyright and database rights 2026. OS AC0000813445





EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,