South Wales River Fishing

Fishing Rights on the rivers Cothi, Teifi and Towy
INTRODUCTION

Fenn Wright and Llewellyn Humphries are instructed to sell the fishing rights detailed herewith on behalf of Prince Albert Angling Association. Prince Albert acquired the fishing rights on the Rivers Cothi, Teifi and Towy many years ago, they are now for sale as the location of the fishing was deemed too distant from the association’s core membership.

DESCRIPTION

The 5 lots are located within mid-wales, in the counties of Carmarthenshire and Ceredigion. The fishing offered includes renowned salmon and sea trout (sewin) fishing, particularly on the rivers Teifi and Towy, with wild brown trout and some coarse fish species also present.

FISHING SEASON

River Teifi and Towy—1 April to 17 October. Local and national fishing byelaws apply.

METHOD OF SALE

The method of sale is private treaty. Available as a whole or in lots.

VIEWING

Strictly by appointment with either Fenn Wright or Llewellyn Humphries.

AGENTS NOTES

Tenure & Possession

The fishing rights are sold freehold with vacant possession.

Rights of Way & Easements

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 supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Important Notice

Fenn Wright and Llewellyn Humphries for themselves and the Vendor of this property whose Agents they are, give notice that: The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract.

Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Lot 1 — Cothi Vale Fishery, Llansawel

**DESCRIPTION**
The Cothi is a 25 mile long rocky tributary of the Towy (Tywi), an excellent Sea-trout water, with open banks and convenient access. The largest tributary of the Towy, the river is noted for its beautiful scenery.

**LOCATION**
The fishing is located around 1 mile east of Llansawel, approximately 20 miles north east of Carmarthen and approximately 14 miles south east of Lampeter.

**ACCESS AND CAR PARKING**
From Builth Wells, take the A483 south to Llandovery. After 1 mile, turn right at Llawrda onto the A482. Continue to Crugybar and turn left on the B4302. After approximately 1 mile, take the right turn signposted Llansawel. Follow this road to the bridge over the River Cothi. There is parking space across the bridge on the right. The bridge marks the upstream limit of fishing which is in one field with small stands of trees. The fence-line marks the downstream limit.

**TENURE**
A total of 125m double bank fishing rights are offered for sale.

**GUIDE PRICE**
£15,000
Lot 1 — Cothi Vale Fishery, Llansawel
The River Teifi, the longest river which is wholly in Wales, flows 75 miles from its source in the Cambrian mountains to its estuary at Cardigan. The Teifi offers renowned salmon and sea trout fishing, the Brongest beat in particular has strong, deep flows and is good holding water. The Coedmore water is the shorter stretch of fishing, but has around 8 pools, the river is around 15 yards wide. The river also contains brown trout and numbers of pike. Only a short distance apart, these two waters are situated close to the town of Lampeter. Both stretches are similar in character, with little weed and strong flow over gravel, good access with no steep sided banks.

The fishing is located close to Lampeter, around 0.5 miles to the south of the town. Lampeter is located approximately 20 miles north of Carmarthen and 35 miles west of Builth Wells.

Lot 2—Brongest—Take the A482 south from the junction with A475 in the town centre. On the edge of the town turn left at the church, just before the Coop onto a by-road. Follow this over the railway track. A footpath leads down to the railway bridge over the river. The downstream limit on the right hand bank is beyond this bridge. The upstream right hand bank is at the end of the fourth field from the railway bridge, beyond the two power line traverses. For the left bank stretch, return to the A482 and drop off the road beyond the river, where the road crosses the railway. The downstream limit is here. The upstream limit is beyond the second power lines.

Lot 3—Coedmore—Accessed off the B4343 by-road which turns left off A482 shortly after its junction with A485. After approximately 1 mile, there is car parking on the left, just before Coedmore Hall. The fishing is on the left hand bank.

Lot 2 Fishing rights extending to 615m double bank and 265m single bank. Lot 3 extends to 666m.

LOT 2 (BRONGEST) - £40,000
LOT 3 (COEDMORE) - £30,000
Lots 2 & 3 — River Teifi, Brongest and Coedmore Hall, Lampeter
Lot 4 — River Teifi, Dol-Llan Farm, Llandysul

**DESCRIPTION**

Located approximately 14 miles downstream of lots 2 and 3, Llandysul can be reached from Newcastle Emlyn, Carmarthen and Lampeter. The Teifi is around 20-25 yards wide at Llandysul and offers excellent salmon and sea trout fishing with 3 prolific and accessible pools. There is little weed, with good tree cover and some nice runs.

**LOCATION**

The fishing is located on the eastern side of Llandysul, which is located approximately 15 miles north of Carmarthen and 18 miles east of Cardigan.

**ACCESS AND CAR PARKING**

Follow the A486 south towards Llandysul. Pass over the river and turn immediately left onto the B4336. In two hundred yards, a small road turns off to the left, just past the Skoda Garage on the left and shell garage on the right. Follow this, ignoring the right fork, towards Dol-Llan, down a narrow and unfenced track. The downstream limit of the fishing is just before river turns sharply left. Just before this is the car park. A stile and steps lead to the lower water. Upstream limit is the footbridge.

**TENURE**

Lot 4 comprises 1,140m of single bank fishing rights.

**GUIDE PRICE**

£70,000
Lot 5—River Towy (Afon Tywi) Cilycwm, Nr Llandovery

DESCRIPTION
Along with the Teifi, the Towy is one of the two longest rivers flowing entirely within Wales, (the other is the River Teifi) with a total length of 120 km (75 miles). It is noted for its sea trout and salmon fishing, though wild brown trout are also present. The river averages around 10-15 yards wide, with a rocky gorge at the upper end of the fishing and a number of pools offering good fishing below.

LOCATION
The fishing is located approximately 3 miles north east of Llandovery, which lies approximately 20 miles south west of Builth Wells, 25 miles north of Carmarthen.

ACCESS AND CAR PARKING
Follow the A483 through Llandovery, turn right onto the A40. Where the A40 turns sharply left, turn right onto the by-road, towards Cilicywm running parallel with the river. Continue through Cilycwm for approximately 1.5 miles, turn right onto forestry road at Pendfedw Fach. At the end of the track is quarry, with room for 3 cars. Remaining access to the river is on foot.

TENURE
Lot 5 comprises 1,142m of single bank fishing rights.

GUIDE PRICE
£15,000
Lot 5 — River Towy (Afon Tywi) Cilycwm, Nr Llandovery
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*Safety Note to Fishery Buyers*
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times.

Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!

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To find out more or book a viewing

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