The Golden Grove Estate

LLANDEILO | CARMARTHENSHERE | WALES

Llanediolo - 0.5 mile | Carmarthen - 16 miles | Swansea - 25 miles | M4 - 12 miles
Cardiff Airport - 60 miles. (All distances approximate).

A stunning and unparalleled Sporting Estate including arguably the finest sea-trout fishery in the United Kingdom. About 10.5 miles (16.9 km) of sea-trout and salmon fishing on the River Towy together with a diverse portfolio of agricultural land, residential and other property, development opportunities and exceptional sporting and wildlife.

**Fishing**
10.5 miles of double bank salmon and sea-trout fishing and 125 yards of single bank fishing.

**Residential**
Main farmhouse with traditional outbuildings, let cottage, redundant farmhouse and farmyard buildings, stone barn, covered cattle yards and castle ruins.

**Agricultural**
About 484 acres of pasture land and woodland.

**Sporting and Wildlife**
The Estate has the benefit of sporting rights over a total of 3,366 acres in the Towy Valley.

**FOR SALE BY PRIVATE TREATY.**
**AS A WHOLE OR IN 3 LOTS.**

In all about 659.2 acres (266.7 hectares) freehold and 3,366 acres (1,362 hectares) of sporting rights.

Please click here to view video.
Situation

THE GOLDEN GROVE ESTATE AND FISHERY
The Estate starts at Llandeilo and runs downstream along the banks of the River Towy to the Village of Llanarthne. The River Towy itself rises in the Cambrian mountains and flows in a south-westerly direction, passing through the towns of Llandovery, onto Llandeilo and then to Carmarthen where it becomes tidal. The River Towy, also known by its Welsh name, the Afon Tywi, has always been regarded as a world-class sea-trout (or ‘sewin’ in Welsh) destination. The Golden Grove Fishery is by far the longest and best beat on the Towy and constitutes a major part of the river system. The River has a reputation for a substantial run of exceptionally large sea-trout, as well as a significant catch of salmon, and regularly produces more double figure sea-trout than any other river in Britain.

Locality

The handsome market town of Llandeilo has a comprehensive range of shops, services and amenities. Additional shops and services can be found in Carmarthen and Swansea. The area is renowned for its beautiful landscape and good communications. The A40 runs close by and the A48 provides rapid access to the M4 (J49). Swansea has a direct train link to Cardiff and London Paddington.

There are a great range of recreational opportunities in the local area. These include fishing on the Towy and neighbouring rivers; hill walking; shooting and stalking; cycling and riding in spectacular mountain scenery; local golf courses; the National Botanical Gardens of Wales and Aberglasney are close by; and there are numerous castles (Dryslywn Castle is included in the purchase as part of Lot 2) and heritage sites.
The Golden Grove Estate was established in the sixteenth century by the Vaughans, one of the county’s most illustrious families, until it passed to the Cawdor family in 1804. For a long time Golden Grove was one of the two most important estates in west Wales until the majority of the Estate was sold off in the 1970s. However, the Fishery and most of the sporting remained intact. Aptly named, the Estate offers some of the best and most picturesque fishing to be found in the British Isles.

The Estate is overlooked by the impressive Dryslwyn Castle, thought to have been built around the 1220s and owned by the Princes of Deheubarth before coming across to the English Crown in 1287 after being besieged. It was partially demolished in the early 15th Century. The remains on the hilltop still look incredibly impressive today. Dryslwyn Castle is included in the sale of Lot 2 although it is leased to and cared for by CADW, the Welsh Government’s historic environment service that helps preserve and maintain ancient sites.

Dinefwr Castle on the edge of Llandeilo also overlooks the Estate and creates an impressive backdrop. Dinefwr Castle was formerly the seat of the Lords Dinefwr, a prominent Welsh landowning family and is now owned by The National Trust.
The Golden Grove Estate

FISHING ON THE TOWY
The first run of fish tends to start in April and these are usually the larger sea-trout. The traditional method of fishing on the Towy is with a fly at night and the river is perfectly suited for this. Flies used range from small singles to larger flies with flying trebles, waddingtons and light tubes, often fished on a sinking tip line, or even the large mouse type surface flies fished on a floating line. Sea-trout tend to hold in slower water than salmon, and love hiding under banks protected and shaded by overhanging trees. The Towy and Golden Grove in particular has endless such lies and casting is relatively easy. The river is wide enough not to have endless problems with catching trees behind you, and the fine gravel deposits generally make for a very easy smooth bed to wade on.

The main sea-trout run is expected to start at the end of May with shoals of smaller fish in the 1.5 to 4lbs bracket entering the system, although there is still usually a good number of larger fish amongst them. Whilst night fishing is the tradition, this requires clear water. Fishing in the day still can work very well, either using dry flies or very small flies if the water is clear. After rain though the river can colour up and as it clears this is the prime time for catching salmon on a fly and sea-trout during the day. Spinning can be very effective in slightly coloured water. Fishing is permitted on Sundays in Wales and there are rarely any mosquitoes or midges.

The salmon run starts in early summer and there is a very good autumn run. Essentially the salmon follow the rainfall pattern and when there is a good run of fresh water you tend to get a run of salmon. There is a large dam further up the Towy at Llyn Brianne and releases can ensure a constant flow of water even in low flows. The salmon tend to be in the 10-20lbs bracket although the occasional fish over 20lbs has been caught.
THE GOLDEN GROVE FISHERY

The Golden Grove Fishery is widely regarded as the best sea-trout fishery in Britain, if not Europe. It has a consistent run of fish which has held up very well in recent years. In particular it produces large hard-fighting sea-trout which can be exceptionally exciting to catch and hard to land, especially at night. It is seen as a destination for many anglers from all around the world and for any serious sea-trout aficionado to fish at Golden Grove is definitely one for the bucket list. The opportunity to purchase such a vital and long stretch of such a major river is unique.

The Estate extends to 10.5 miles (16.9 km) virtually all of which is double bank (with the exception of one field above Llandeilo Bridge which is part of the Bridge Farm Beat – Lot 3). It is divided into seven separate beats of various lengths. These are, starting from the top, Bridge Farm Beat, Cilsane, Glanyrafon, Ro Fawr, Upper Dryslwyn Castle, Lower Dryslwyn Castle and Typicca.

The current owners have managed the Glanyrafon, Cilsane and the Ro Fawr beat with a full-time ghillie, Jamie Harries. These have each been let as five rod beats to regular season rods on a rotational basis with equal provision for visiting anglers. The ghillie has also run the occasional tailored package and sea-trout courses but in general it has been marketed very lightly and there is certainly scope to do more. These beats have been restricted to fly only with spinning permitted in high water. Catch and release is not currently mandatory, but the owners have strongly encouraged such a policy and for the last few seasons well over 90% of all sea-trout caught have been released. Catch and release of salmon on the river is currently mandatory until 16th June.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SEA-TROUT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glanyrafon</td>
<td>128</td>
<td>181</td>
<td>182</td>
<td>93</td>
<td>102</td>
<td>124</td>
<td>170</td>
<td>287</td>
<td>283</td>
<td>193</td>
</tr>
<tr>
<td>Cilsane</td>
<td>162</td>
<td>158</td>
<td>176</td>
<td>154</td>
<td>135</td>
<td>124</td>
<td>234</td>
<td>200</td>
<td>191</td>
<td>176</td>
</tr>
<tr>
<td>Ro Fawr</td>
<td>179</td>
<td>119</td>
<td>86</td>
<td>106</td>
<td>149</td>
<td>154</td>
<td>271</td>
<td>240</td>
<td>159</td>
<td>194</td>
</tr>
<tr>
<td><strong>Total caught</strong></td>
<td>475</td>
<td>458</td>
<td>444</td>
<td>353</td>
<td>386</td>
<td>402</td>
<td>675</td>
<td>727</td>
<td>633</td>
<td>565</td>
</tr>
<tr>
<td><strong>% released</strong></td>
<td>67%</td>
<td>71%</td>
<td>84%</td>
<td>86%</td>
<td>86%</td>
<td>92%</td>
<td>98%</td>
<td>95%</td>
<td>92%</td>
<td>92.6%</td>
</tr>
<tr>
<td><strong>Number over 5lbs</strong></td>
<td>94</td>
<td>148</td>
<td>89</td>
<td>77</td>
<td>112</td>
<td>128</td>
<td>158</td>
<td>157</td>
<td>136</td>
<td>138</td>
</tr>
<tr>
<td><strong>Number over 10lbs</strong></td>
<td>11</td>
<td>20</td>
<td>15</td>
<td>10</td>
<td>20</td>
<td>22</td>
<td>42</td>
<td>19</td>
<td>20</td>
<td>25</td>
</tr>
<tr>
<td><strong>Largest sea-trout (lbs)</strong></td>
<td>21</td>
<td>15.75</td>
<td>15.25</td>
<td>14</td>
<td>17</td>
<td>17.5</td>
<td>18.75</td>
<td>16</td>
<td>14.5</td>
<td>16.7</td>
</tr>
<tr>
<td><strong>SALMON</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glanyrafon</td>
<td>14</td>
<td>3</td>
<td>16</td>
<td>16</td>
<td>21</td>
<td>7</td>
<td>3</td>
<td>14</td>
<td>35</td>
<td>16</td>
</tr>
<tr>
<td>Cilsane</td>
<td>30</td>
<td>21</td>
<td>26</td>
<td>18</td>
<td>19</td>
<td>12</td>
<td>9</td>
<td>4</td>
<td>25</td>
<td>14</td>
</tr>
<tr>
<td>Ro Fawr</td>
<td>30</td>
<td>19</td>
<td>27</td>
<td>21</td>
<td>34</td>
<td>21</td>
<td>27</td>
<td>15</td>
<td>7</td>
<td>21</td>
</tr>
<tr>
<td><strong>Total caught</strong></td>
<td>74</td>
<td>43</td>
<td>69</td>
<td>55</td>
<td>74</td>
<td>40</td>
<td>39</td>
<td>33</td>
<td>67</td>
<td>51</td>
</tr>
<tr>
<td><strong>% released</strong></td>
<td>49%</td>
<td>75%</td>
<td>80%</td>
<td>56%</td>
<td>74%</td>
<td>82%</td>
<td>98%</td>
<td>91%</td>
<td>85%</td>
<td>86.6%</td>
</tr>
<tr>
<td><strong>Largest salmon (lbs)</strong></td>
<td>21</td>
<td>16</td>
<td>15</td>
<td>16</td>
<td>21</td>
<td>16</td>
<td>17</td>
<td>17</td>
<td>17.5</td>
<td>17.7</td>
</tr>
</tbody>
</table>

Extensive records have been kept for these three beats over the last few years and these represent about 6.2 miles of the Fishery. This is not the case with the remaining stretches of the fishery being Bridge Farm Beat, Upper and Lower Dryslwyn Castle and Typicca Beats where records are scant at best. These have had no ghillie and have been variously let to local angling clubs or un-fished. We believe that if properly managed there is no reason why these beats should not be on a par with the rest of the Fishery.

The Towy and Golden Grove is well known for its exceptionally large sea-trout. The largest sea-trout landed under the current ghillie’s tenure years is one of 21lbs from the Paradise Flats on Cilsane Beat in 2008. This is certainly one of the largest sea-trout caught on a fly anywhere in the UK.

We have verified records of 190 sea-trout of 10lbs or more being caught at Golden Grove on just those beats included in Lot 1 alone in the last 9 years. This averages at more than twenty per season. There is a Golden Grove 10lbs sewin club to which lucky anglers are invited to join if they land such a fish.
### Species Regularly Seen at Golden Grove

<table>
<thead>
<tr>
<th>Common Swans</th>
<th>Cormorant</th>
<th>Red Kite</th>
<th>Pochard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greylag Geese</td>
<td>Goosander</td>
<td>Buzzard</td>
<td>Oyster Catcher</td>
</tr>
<tr>
<td>Pinkfoot Geese</td>
<td>Heron</td>
<td>Goshawk</td>
<td>Dipper</td>
</tr>
<tr>
<td>Canada Geese</td>
<td>Curlew</td>
<td>Merlin</td>
<td>Tufted</td>
</tr>
<tr>
<td>Mallard</td>
<td>Snipe</td>
<td>Sparrowhawk</td>
<td>Kingfisher</td>
</tr>
<tr>
<td>Common Teal</td>
<td>Jack Snipe</td>
<td>Kestrel</td>
<td>Egret</td>
</tr>
<tr>
<td>Wigeon</td>
<td>Ringed Plover</td>
<td>Peregrine Falcon</td>
<td>Goldeneye</td>
</tr>
<tr>
<td>Shoveller</td>
<td>Golden Plover</td>
<td>Tawny Owl</td>
<td>Pheasant</td>
</tr>
<tr>
<td>Pintail</td>
<td>Woodcock</td>
<td>Barn Owl</td>
<td>Little Owl</td>
</tr>
<tr>
<td>Fallow Deer</td>
<td>Foxes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Sporting and Wildlife

The Estate has the benefit of sporting rights on 3,366 acres which makes it unique in this part of Wales and provides a wonderful oasis for wildlife. The current owners have managed the habitat to aid conservation and have as a result created an exciting wild shoot. In addition to the main river the Estate contains shooting over a huge number of ponds, splashes, marshes, reedbeds, back waters, ox-bows and other habitat which is fabulous for wildfowl. Amongst many species it is not unusual to see hundreds of snipe, mallard, teal, wigeon and geese. These can be driven or else flighted in the morning, day or at night. Fallow deer have long been present in the Valley and they are often seen on Golden Grove.
Lot 1

- 6.2 miles (10 km) of salmon and sea-trout fishing comprising three contiguous beats, all double bank.
- Fishing rights on Dinefwr Lake.
- Glanyrafon Farmhouse and range of traditional and more modern buildings.
- Fir Tree Bungalow.
- Further stone barn at Lovelodge and range of redundant cattle yards with development potential.
- 523.89 acres (212.01 hectares) of freehold land.
- 2198.5 acres of sporting rights.
FISHING

The fishing within this Lot amounts to 39 named pools split into three beats as follows:

- Glanyrafon Beat, 1.40 miles of double bank fishing.
- Cilsane Beat, 2.00 miles of double bank fishing.
- Ro Fawr Beat, 2.78 miles of double bank fishing.

The five year average for these beats is 51 for salmon and 565 for sea-trout. The largest salmon in 2016 was 17lbs 8oz and was caught on the Cilsane beat. The largest sea-trout in 2016 was 16lbs and was caught on the Dryslwyn beat.

These represent prime fishing and the various beats all contain famous pools which have consistently produced trophy sea-trout. On Glanyrafon there is the Pipe Pool and Dragon’s Head, and Cilsane includes the Whistle Pool (so called as the trains used to whistle as they passed right by it on the old line) and Paradise Flats, the Wall Pool and College Pool and the Ro Fawr Beat includes the Stakes and Lloyds.

There is good access to all the fishing with well-maintained tracks including the disused railway which runs through the heart of the Estate. Parking is available at various locations along this stretch of the river making the pools very accessible.

Please refer back to page 9 for the catch records.
Residential

GLANYRAFON FARMHOUSE AND YARD

Set in the heart of Lot 1, Glanyrafon Farmhouse is a traditional farmhouse standing in the middle of its own land with spectacular views over the river Towy and Dinefwr Castle beyond. The property is in good order and has three bedrooms.

LOT 1 - GLANYRAFON FARM HOUSE

Ground Floor

- Drawing room: 5.22 x 4.38 (17' x 14'4"
- Entrance hall
- Sitting room: 5.22 x 4.00 (17' x 13'1"
- Kitchen/Dining room: 5.22 x 3.03 (17'1" x 12'9"

First Floor

- Bedroom 1: 5.75 x 5.22 (18'10" x 17'1"
- Bedroom 2: 4.12 x 3.17 (13'6" x 10'4"
- Bedroom 3: 3.63 x 3.57 (11'10" x 11'7"
- Bathroom

To the rear of the farmouse are a range of traditional buildings which, subject to the necessary planning consents, would be suitable for a variety of other uses including additional accommodation, rod room and ghillie’s store. A large more modern agricultural building also stands adjacent to the traditional buildings.

Approximate Gross Internal Floor Area:

Glanyrafon Farmhouse - 166 sq m (1,787 sq ft)
For identification only, not to scale.
FIR TREE BUNGALOW
Fir Tree Bungalow is a detached three bedroom bungalow currently occupied under a secure tenancy.

LOVELODGE BARN AND REDUNDANT COVERED CATTLE YARDS
Formerly used as part of the Estate’s cattle rearing enterprise, these provide considerable development potential, subject to the necessary planning consents.

Approximate Gross Internal Floor Area:
Fir Tree Bungalow - 87 sq m (937 sq ft)
For identification only, not to scale.

LOT 1 - FIR TREE BUNGALOW

**GROUND FLOOR**

<table>
<thead>
<tr>
<th>Bedroom 1</th>
<th>Bedroom 2</th>
<th>Bedroom 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.25 x 3.40</td>
<td>3.01 x 3.40</td>
<td>3.26 x 2.75</td>
</tr>
<tr>
<td>13’9” x 11’2”</td>
<td>11’8” x 11’2”</td>
<td>10’7” x 9’10”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sitting room</th>
<th>Kitchen</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.25 x 4.28</td>
<td>4.90 x 1.81</td>
</tr>
<tr>
<td>20’5” x 13’10”</td>
<td></td>
</tr>
</tbody>
</table>
FARMLAND

417.25 acres of productive fertile predominantly level farmland. The Towy Valley with its deep rich alluvial soil is renowned for its exceptional grassland with some of the land suitable for arable cropping as well. The land is let mainly to local farmers on a variety of Tenancy Agreements with both the land at Glanyrafon (37 acres) and Lovelodge (77 acres) being available for early possession if required. Further details available on request from the Agents.

SPORTING AND WILDLIFE

This lot includes 2198.5 acres of sporting rights, a significant proportion of the sporting and conservation element of the Estate, as well as covenants over a number of farms which they cover. It includes a number of ponds such as Pantglas pond, Duck Pond wood, Ro Fawr splash, the Island pool, Railway Hut pond, the Whistle Pool pond, and College pond.

Fallow deer can often be seen on the property, especially around the Island and reed beds at the bottom of the Ro Fawr Beat. There are also fishing rights over the lake below Dinefwr Castle which can produce some excellent pike fishing, with fish over 20lbs being regularly landed there.
Lot 2

- 4.1 miles of salmon and sea-trout fishing split into three beats, mostly double bank.
- Dryslwyn Castle ruins, Upper & Lower Dryslwyn Castle Beats and Typicca Beat.
- Various ponds, splashes, backwaters and ox-bows which attract large numbers of waders and wildfowl. Oak Wood Pond, Snipe Marshes at Beiliglas, various oxbows and other habitats.
- 51.94 acres of agricultural land.
- 992.9 acres of sporting rights.
- In all about 116.15 acres (47.00 hectares).

FISHING

The fishing within this lot amounts to 19 named pools split into three beats as follows:

- Upper Dryslwyn Castle Beat, 1.73 miles of double bank fishing.
- Lower Dryslwyn Castle Beat, 1.45 miles of double bank fishing.
- Typicca Beat, 0.92 miles of double bank fishing.
Dryslwyn Castle and the Dryslwyn Beat with Dryslwyn Flats Pool in the foreground and Alegries Pool in the distance.
Lot 3

- 409 metres of double bank and 114 metres of single bank fishing.
- Bridge Farmhouse and Buildings.
- 19.16 acres (7.75 hectares) of freehold land.
- 8.7 acres of sporting rights.

Next to Llandeilo Bridge the property has been redundant for a number of years and is currently in a dilapidated condition. This property has excellent access to Llandeilo which is within easy walking distance. This is a unique chance to acquire a property with a stunning view overlooking its own stretch of double bank fishing on the Towy.
Further land available by separate negotiation

LOT 4 ‘JUNCTION LAND’
- Single parcel of good quality land on a gentle slope. Suitable for grass, forage or cereal production, with road frontage.
- In all about 8.13 acres (3.29 Hectares).

LOT 5 ‘PLOT AT FFAIRFACH’
- Potential development site located on the edge of the market town of Ffairfach, with views extending across the valley.
- In all about 0.84 acres (0.34 hectares).

LOT 6 ‘LAND AT FFAIRFACH’
- Small development plot with road frontage in the market town of Ffairfach.
- In all about 2.55 acres (1.03 hectares).
**SUBSIDY AND ENVIRONMENTAL SCHEMES**

Although the agricultural land would be eligible for the Welsh Government’s Basic Payment Scheme, as the land has been let, the Vendor does not hold any Basic Payment Scheme Entitlements. The land is not subject to any environmental schemes.

**FIXTURES AND FITTINGS**

Only those mentioned in the sale particulars are included in the sale. All others such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

**SERVICES**

Glanyrafon Farmhouse - Mains electricity, private water supply, private drainage, oil-fired central heating.
Fir Tree Bungalow - Mains electricity, mains water, private drainage and oil fired central heating.

**VAT**

Should any sale of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

**TENURE**

Farmland:
Freehold with vacant possession or subject to tenancies outlined (please contact the agents for further information).

Residential:
Glanyrafon Farmhouse - Vacant possession.
Fir Tree Bungalow - Secure Tenancy (please contact the agents for further information).
Bridge Farm - Vacant possession.

**COVENANTS**

The Estate comes with the benefit of extensive covenants over numerous properties. Please contact the Agents for further information.

**LOCAL AUTHORITY**

Carmarthenshire County Council. Tel: 01267 234567. www.carmarthenshire.gov.wales

**RIGHTS OF WAY**

The sale is subject to all rights of way, either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. In addition, the proposed Towy Cycleway if implemented will provide a green off road cycle way between Llandeilo and Carmarthen. It is proposed that the route will predominantly follow the old railway line. Golden Grove Estate Limited has had a positive dialogue with Carmarthenshire County Council to ensure necessary safeguards to protect the sporting interest and access provision. To date no formal agreement has been entered into. Further details are available from the agents.

**DISPUTES**

Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any, the question will be referred to an arbitrator appointed by the selling agents.

**VIEWINGS**

Strictly by appointment with the agents; Knight Frank LLP and Owen and Owen.

**Directions (SA19 6PF)**

In order to arrive at Glanyrafon Farmhouse, from the M4 follow the A48 (signposted Llandeilo) until you reach the Cross Hands roundabout. Take the A476 for 7.3 miles, then take the left hand turn onto the B4300. The entrance to Glanyrafon Farm is ¼ mile on the right hand side and is signposted.