

# EVANS BROS.

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**Approx 3.34 Acres, Nr Dyffryn Croes, Alltwalis, Carmarthen, Carms, SA32 7DZ**

**For Sale By Informal Tender.**

LOT 2. An approx 3.34 ACRE BLOCK of level to gently sloping rough grazing / scrub land. This lot is near the village of Alltwalis and has access off the main A485 Carmarthen to Lampeter road. Of the whole approx 3.34 acres, we estimate that approx 1.2 ACRES COULD FAIRLY BE DESCRIBED AS WOODED while the remaining approx 2.14 acres is SCRUB / ROUGH GRAZING. The block (which has Possessory Title (See Agents Notes) lies at approximately 140 metres above sea level and is approximately 7.25 miles from the county town of Carmarthen and approx 8 miles from Llandysul. For sale by informal tender. Best and final offers to be received by the sole selling agents Evans Bros, 18A King Street, Carmarthen, SA31 1BH BY 5:00 PM ON FRIDAY 5TH JANUARY 2024. Copies of tender packs are available on request from any Evans Bros office.

## **LOCATION & DIRECTIONS**

Very conveniently set on the edge of the village of Alltwalis, approx 7.25 miles north of the county town of Carmarthen and approx 8 miles south of Llandysul. From CARMARTHEN take the A485 Lampeter Road north, passing through the villages of PENIEL and RHYDARGAEAU and approx quarter of a mile before the village of Alltwalis, the entrance will be seen on the left, immediately after the 2ND entrance into Dyffryn Croes House - identified by an Evans Bros "For Sale" board.

## **AGENTS NOTES**

- 1) We are informed by the owners that there are no public Rights of Way over this land.
- 2) The total area is calculated as approx 3.345 Acres. If the exact area is important, interested parties are advised to satisfy themselves that this figure is accurate before submitting a Tender.
- 3) Although the land for sale is near "Dyffryn Croes House" please note that the land does NOT belong to Dyffryn Croes House.
- 4) We understand that the area for sale is marked on the Carmarthenshire Local Development Plan (LDP) as being well outside the village / town boundaries and the assumption therefore is that Planning Permission will NOT be granted. Tenders submitted "Subject To Planning" will therefore not be considered
- 5) The deeds for the property have been lost, but the Executor has been granted "Possessory Title" by the Land Registry in November 2021. After the land has been registered with a "Possessory" title for at least 12 years, the owner can apply to the Land Registry for an upgrade to Absolute title. The land is being offered for sale with an Indemnity Policy paid for by the Executor.
- 6) Evans Bros generally upload details of properties to OnTheMarket.com at least 2-3 days before other portals.
- 7) A Tender Form is available by e-mail from any Evans Bros office, but the file is held at the Carmarthen office. Tel: 01267 236611.



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