

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Approx 40.6 Acres adj Blaengwyddgrug Gwyddgrug, Pencader, SA39 9BJ

Guide Price £275,000

A RARE CHANCE TO BUY A USEFUL BLOCK OF AGRICULTURAL LAND EXTENDING TO CIRCA 40.6 ACRES OF PRODUCTIVE CROPPING/GRAZING LAND BEING EARLY GROWING IN NATURE WITH STOCK PROOF FENCING & A NATURAL WATER SUPPLY

FOR SALE BY INFORMAL TENDER - GUIDE PRICE: £275,000 - £325,000

** INFORMAL TENDERS TO EVANS BROS, MART OFFICE, LLANYBYDDER BY 12 NOON FRIDAY THE 12TH OF APRIL 2024. TENDERS INVITED FOR THE WHOLE OR PARTS THEREOF **

Location



Situated at grid reference 485353 with access road off a quiet bye road. Circa 1.5 mile from New Inn, 12 Miles North of Carmarthen

Description



A rare opportunity to buy a useful block of agricultural land being good healthy grazing / cropping land extending to circa 40.6 acres being early growing in nature with stock proof fencing & a natural water supply.

Method of Sale



The land is offered for sale by Informal Tender and Best and

Final Offers are invited by 12 NOON ON FRIDAY THE 12TH OF APRIL 2024.

Tenders should be submitted to Evans Bros Auctioneers & Estate Agents Llanybydder and will be accepted by email, post or in hand but must be in writing and received by the closing date.

The land is being sold with vacant possession on completion of the sale.

By entering this process the vendors are not obliged to accept the highest or indeed any offer made for the purchase of the property and reserve the right to end the tender process early or withdraw the property from the tender process

Directions

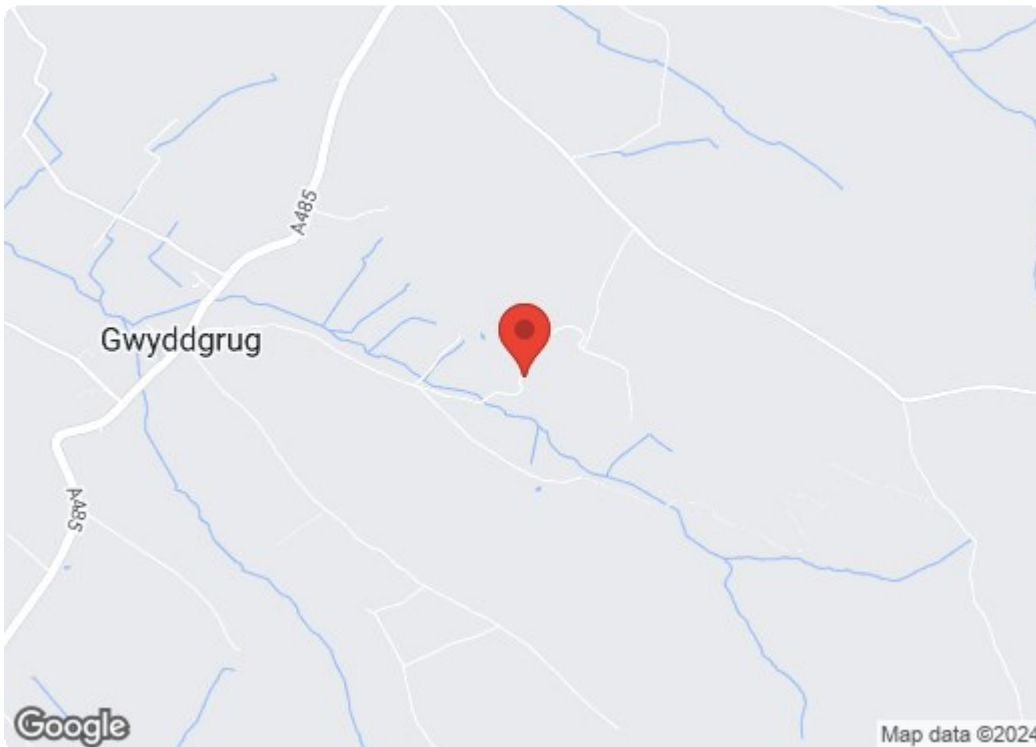
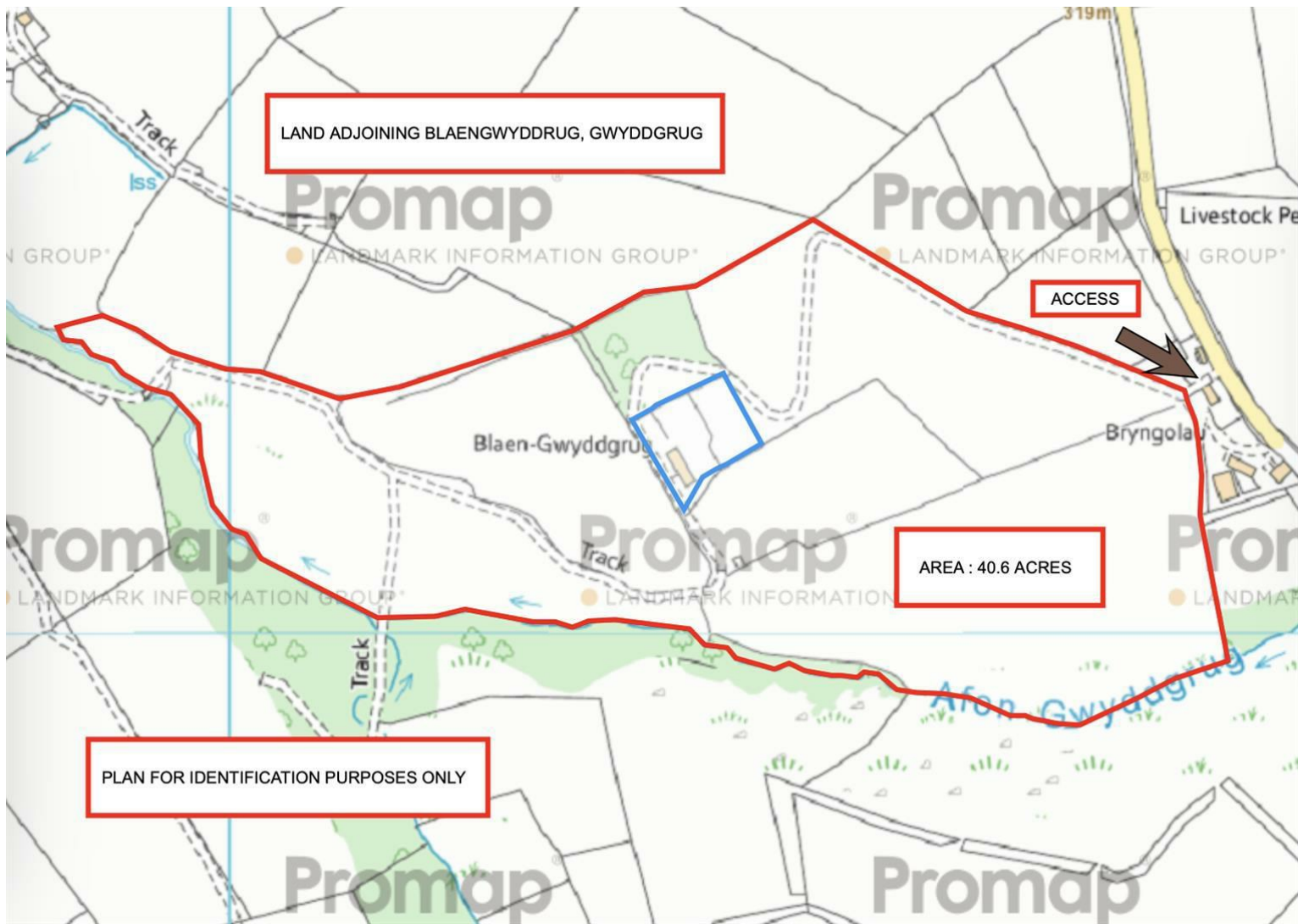
Head to New Inn from Llanybydder on the A485, at the cross roads in the middle of the village turn left onto the mountain road. Proceed for 1.2 miles, turn right onto a private track. The entrance to the fields is further down the track on your right next to a dwelling house.

Plans

Plans for marketing purposes are provided for "identification purposes" only.

Viewing

At any reasonable time, by prior appointment through the selling agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



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