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OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
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Approx 10.8 Acres adjoining Brynbele Dolgran, Pencader, Carmarthenshire, SA39 9BX
Informal Tender £100,000

A rare opportunity to purchase a valuable block of 10.8 acres laid to pasture in compact, convenient, largely stock proof fenced enclosures on the periphery of the village of Pencader with good access off a main road. Of interest to farmers, investors, speculators and indeed neighbouring properties. ****FOR SALE BY INFORMAL TENDER**** Available as a whole or tenders invited for parts thereof. Informal tenders to Evans Bros, Mart Office, Llanybydder by 12PM ON WEDNESDAY THE 19TH OF NOVEMBER 2025.

**** GUIDE PRICE £100,000 - £150,000****

Location



Situated on the outskirts of the village of Pencader which offers educational, shopping and social facilities. The land is also only approx 20 minutes drive from the administrative centre of Carmarthen.

Description

A rare and attractive offering of a very convenient block of mainly level pastureland in good heart being largely stock proof fenced with good access off a main road. An opportunity not to be missed, perfect addition to an existing enterprise, addition to a nearby property or indeed as amenity land.

Mode of Sale

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12PM ON WEDNESDAY THE 19TH OF NOVEMBER 2025.

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.

Please Note

Plans provided are for 'identification purposes only'

Directions



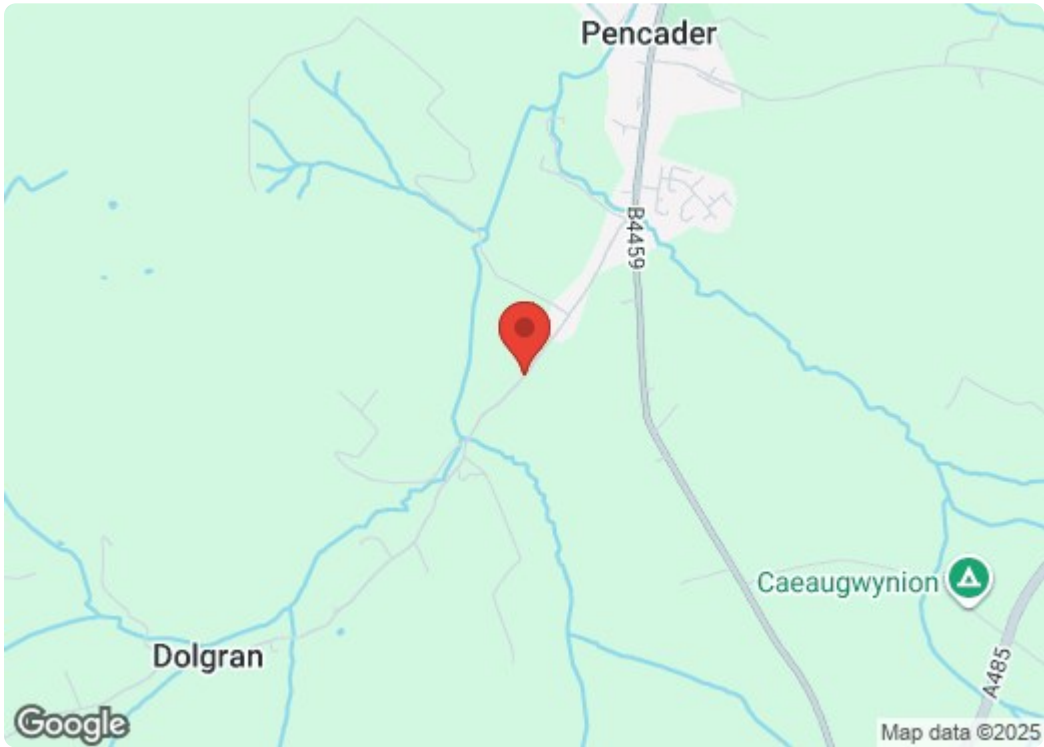
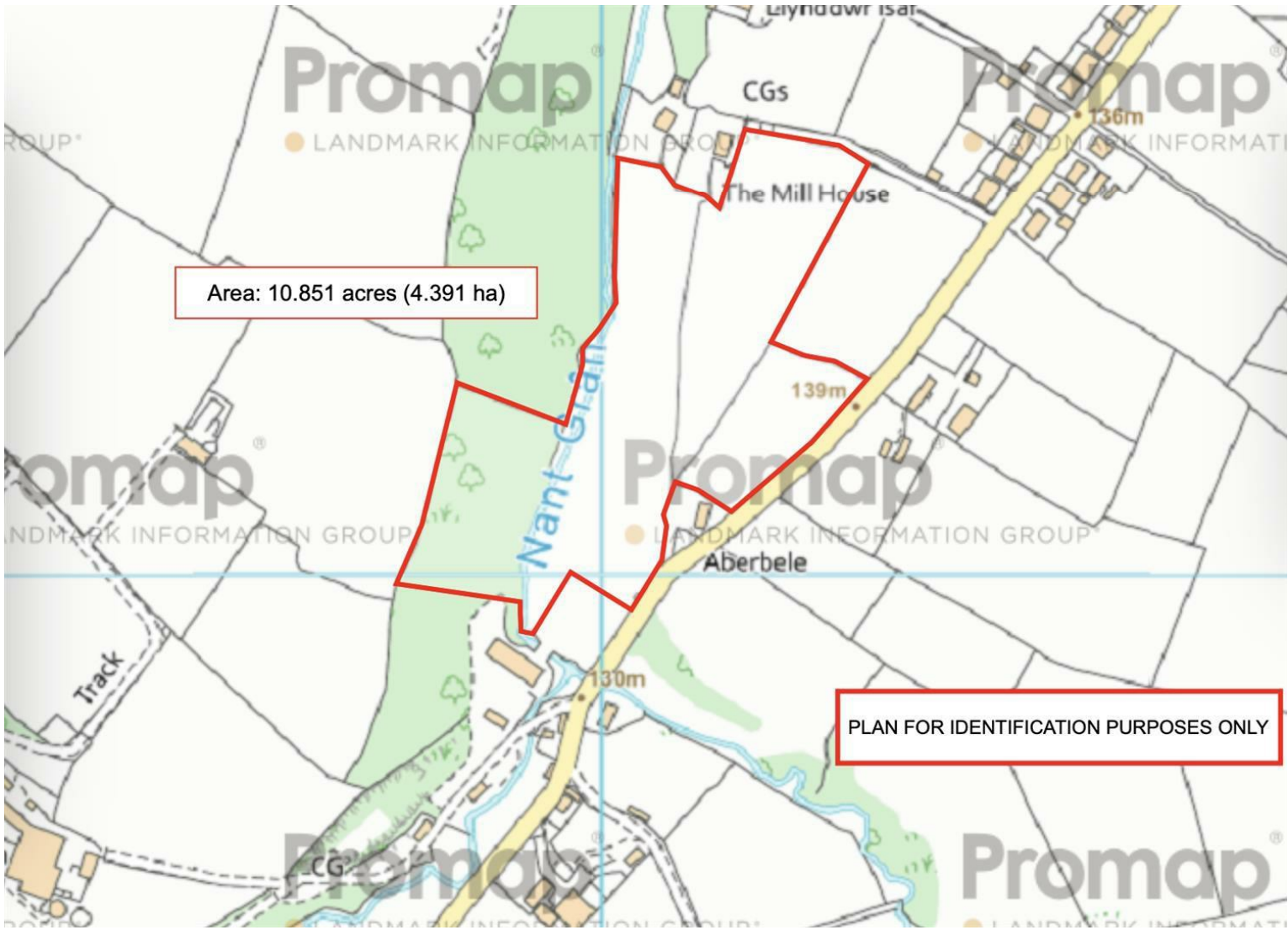
What3Words: hardly.stub.fakes

From Pencader take the B4459 south, take the right hand turning after the humpback bridge towards Dolgran (signposted), continue on this road for a short distance & the land can be found on your right hand side as identified by the 'Evans Bros for sale' board.

Viewing



At any reasonable time by prior arrangement 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

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,
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