

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

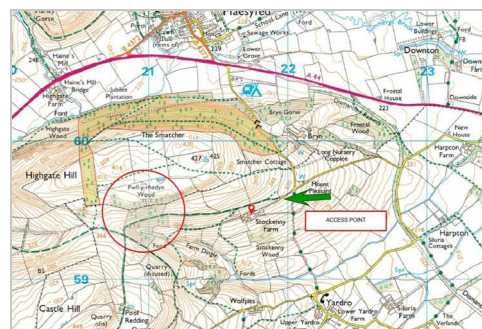
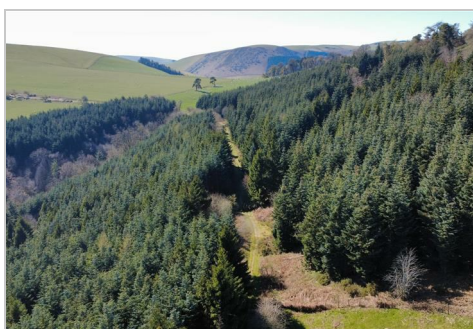
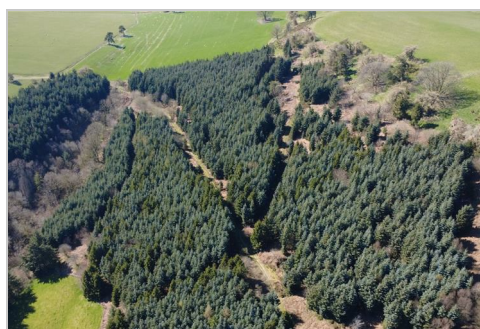
Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



## **Pwll y Rhedyn Woods Yardro, Presteigne, Powys, LD82RP**

**By Auction £80,000**

For sale by Online Auction on the 22nd May 2025 - Guide Price £80,000 - £100,000

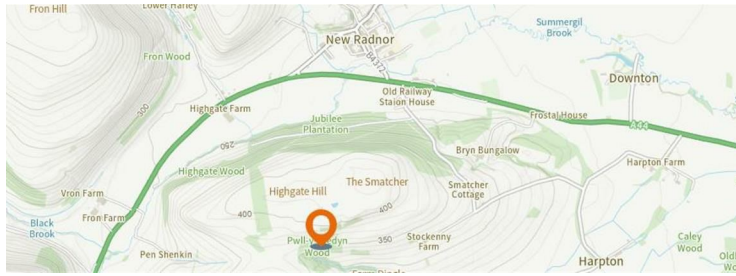
A delightful Parcel of 16.3 acres of mixed woodland high in amenity value but with investment appeal also with some attractive stands of a maturing timber crop including Noble Fir, Larch and Norway Spruce.

Located just South of the A44 Roadway and the Village of New Radnor, some 6 miles west of Kington and 8 miles from Presteigne.

Joint Agents David Parry & Co Presteigne 01544267007



## Location



Positioned in the Welsh Borders some 6 miles West of Kington and approx. 8 miles from Presteigne.

The Woodland is just south of the A44 roadway and the village of New Radnor approached initially from a council maintained no through road and then via a track though open farmland that is also the route of a bridlepath that continues through the woodland.

## Description



A mixed parcel of woodland that has amenity value as well as being a good investment opportunity. There are stands of well established coniferous plantations with Noble Fir, Larch and Norway Spruce alongside some open rides and broadleaf areas.

## Directions



What3words: priced.composts.journals

The property is best approached from the A44 by turning for Yardro and taking the first right hand turn. Follow the road to the Entrance of Stockenny Farm LD8 2RE and take the gate to the right along the bridlepath to the woodland.

We would recommend parking and walking the land initially as there is limited room to turn around and the access lane is only suitable for high 4x4 vehicles.

## Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

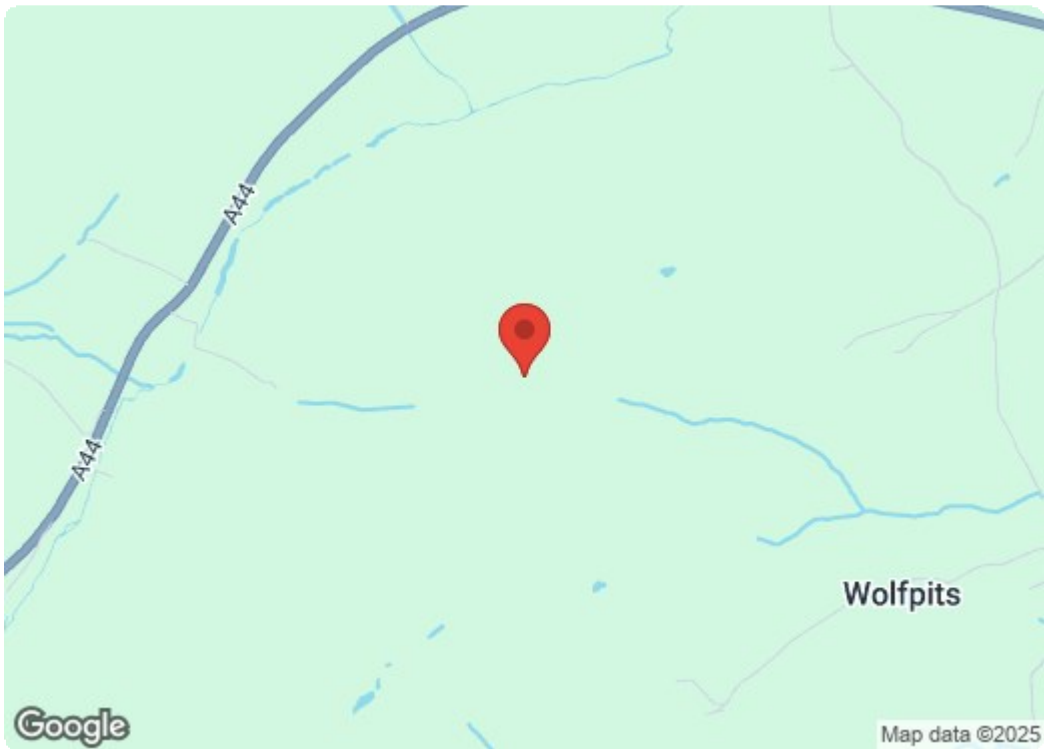
The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.



## Registering for the Auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Yardro" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 21st of May 2025 and close at 7.30 pm on Thursday 22nd May 2025 (subject to any bid extensions).

## Guide Prices

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.



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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		



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

**MART OFFICE, LLANYBYDDER,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444**

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

**Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.**