

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Lot 2, Land at Edwinsford Edwinsford, Llansawel, Llandeilo, Carmarthenshire, SA19 7HZ

Informal Tender £70,000

Guide prices Lot1 £20,000 Lot 2 £70,000 Lot 3 £350,000

A PARCEL OF APPROX 59 ACRES OF LEVEL COTHI VALLEY MEADOW LAND BORDERED AND INTERSECTED BY THE MEANDERING RIVER COTHI.

OFFERED FOR SALE BY INFORMAL TENDER IN UPTO 3 LOTS -

LOT 1 A PARCEL OF SOME 0.9 OF AN ACRE ADJOINING THE FORMER EDWISNFORD COMPLEX - Guide Price £20,000

LOT 2 A PARCEL OF SOME 7 ACRES OF LAND Guide Price Guide price £70,000

LOT 3 A PARCEL OF SOME 51 ACRES OF PRODUCTIVE MEADOW LAND. - Guide Price £7,000 per acre

BEST AND FINAL OFFERS TO BE SUBMITTED BY 12 NOON FRIDAY THE 10TH OF NOVEMBER 2023

Location



Well positioned nestling in a sheltered valley location lying approx 90m above sea level with access from the B4302 Talley to Crug y Bar Roadway and also the B4337 Edwingsford to Llansawel road.

Located in the mid reaches of the productive Cothi Valley and forming part of the Cothi river meadows.

Description.



A PRODUCTIVE PARCEL OF LAND IN A NOTED AGRICULTURAL LOCALITY BEING IDEAL FOR GRAZING OR SILAGE MAKING PURPOSES AND FOR OVER WINTERING OF SHEEP IN THIS FAVOURED SHELTERED VALLEY SETTING.

AN IDEAL ADDITION TO A LARGER FARM OR INDEED FOR AMENITY PURPOSES

The land is divided onto two areas by the River Cothi and provides:

MODE OF SALE

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12 noon on Friday the 10th of November, 2023.

Tenders should be submitted to Evans Bros Estate Agents Lampeter and will be accepted by email, post or in hand but must be in writing and received by the closing date. Tender forms are available from the agents offices

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

LOT 1



A parcel of land of some 0.9 of an acre adjoining the Edwingsford cottages complex with river frontage.

A level parcel of land and ideal to attach to any of the adjoining properties.

LOT 2



A parcel of some 7 acres of land forming part of the River Cothi Meadows to the North of the river with access from the B4337 Llansawel to Talley roadway via a shared hard based track.

LOT 3



LOT 3 - A parcel of 51 acres of level land divided onto 4 good sized enclosures by sheep fencing with an internal hard based access lane leading to each field. Access is provided by a hard

based track leading from the B4302 roadway (past the Irongate Lodge)

LOT 4



Tenders are also invited for the whole parcel in one lot.

PLANS

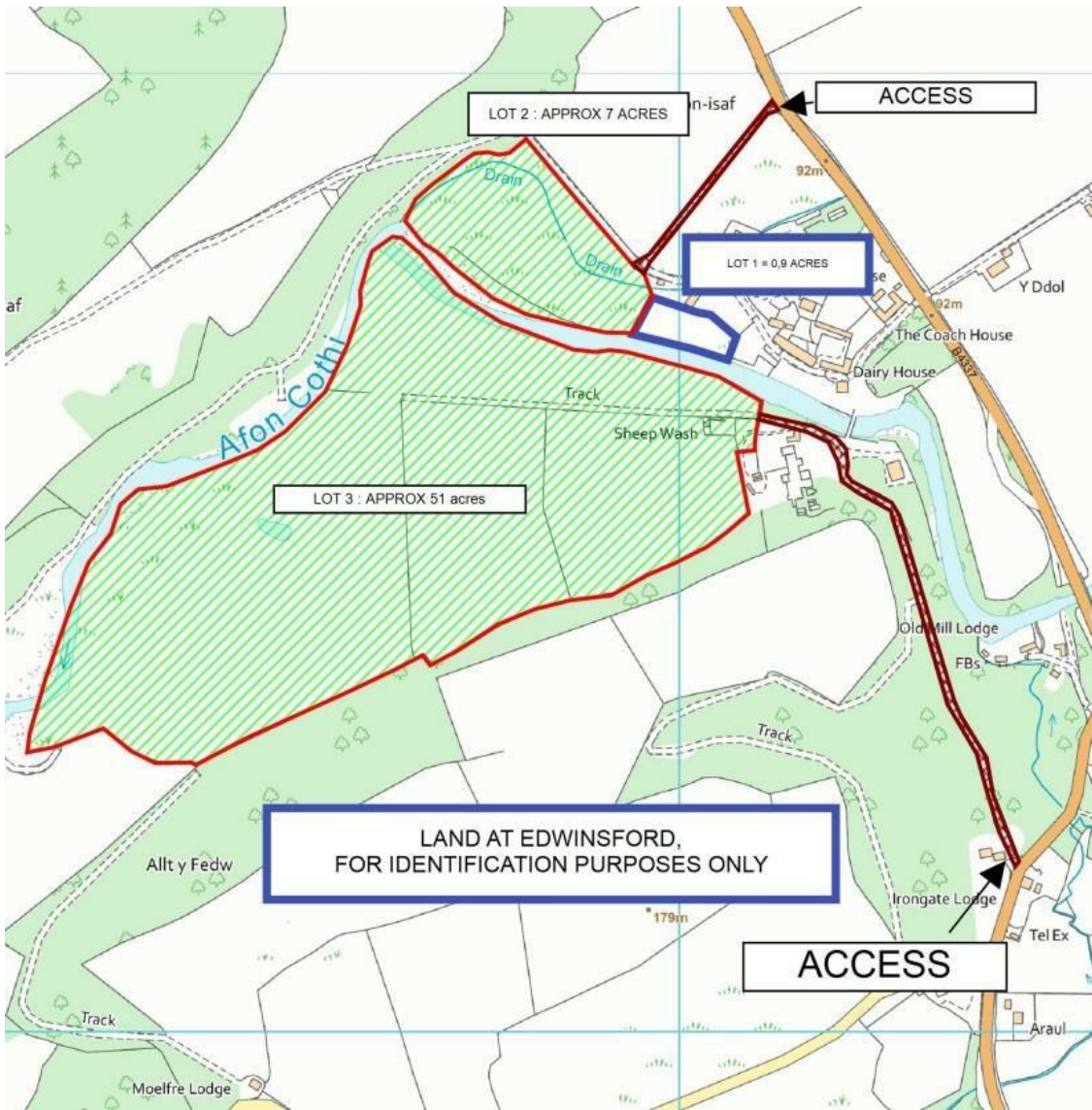
Plans for marketing purposes are provided for "identification purposes" only. Land registry plans are available if required.

VIEWING

The lands may be viewed at any reasonable time, but please note there is livestock grazing the land, therefore please take care and close any gates.

PLEASE NOTE

Please note the River Cothi and associated fishing rights are not owned by the land



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MART OFFICE, **LLANYBYDDER**,
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1 MARKET STREET, **ABERAERON**,
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Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,