

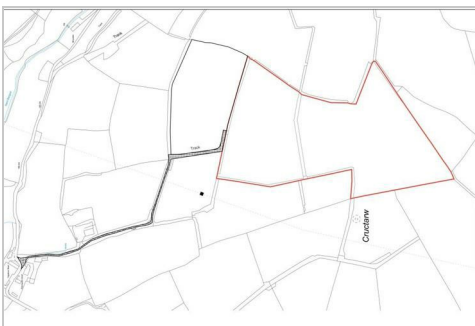
# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Land at Penclawdd Uchaf BY AUCTION Rhos, Llandysul, Carmarthenshire, SA44 5HF**

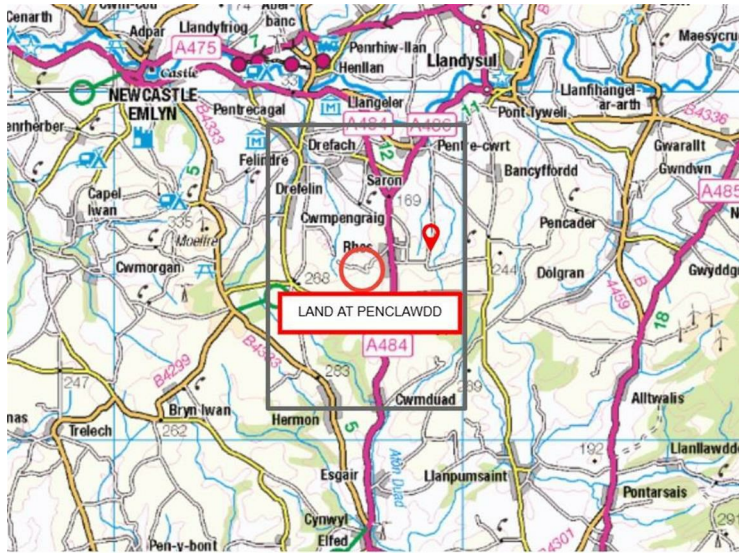
**By Auction £80,000**

\*\*\* FOR SALE BY ONLINE AUCTION\*\*\* CLOSING THE 31st of OCTOBER 2024

GUIDE PRICE £80,000

A healthy parcel of productive pasture land being well fenced and with natural water supplies in a great position with far reaching views over open country side and located just off a council maintained roadway via a shared hard based track Convenient to Llandysul and Newcastle Emlyn and only some 20 minutes North of Carmarthen

## Location



Situated in a noted agricultural locality, approx half a mile from the rural community of Rhos in North Carmarthenshire. Located at the termination of a hard based lane this land is private

## Description



A healthy parcel of productive pasture land recently subject to significant investment and improvement by reseeding, refencing, new gates and water troughs, now ready for production. The land is mostly capable of being

cropped/harvested and is ideal for those seeking a starter farming unit or even for equestrian purposes.

Water is from a spring on the land.

There is a useful hard based internal lane for ease of access and management over which the land will have a right of way

## Land



Divided into two fields the land is ideal to attach to a larger farm or indeed as equestrian, carbon creation or environmental development.

With good views over the surrounding country side it would also make a nice parcel of amenity land.

There are no public rights of way through the land for privacy.

## 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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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.

## 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.

## **REGISTERING FOR THE AUCTION**

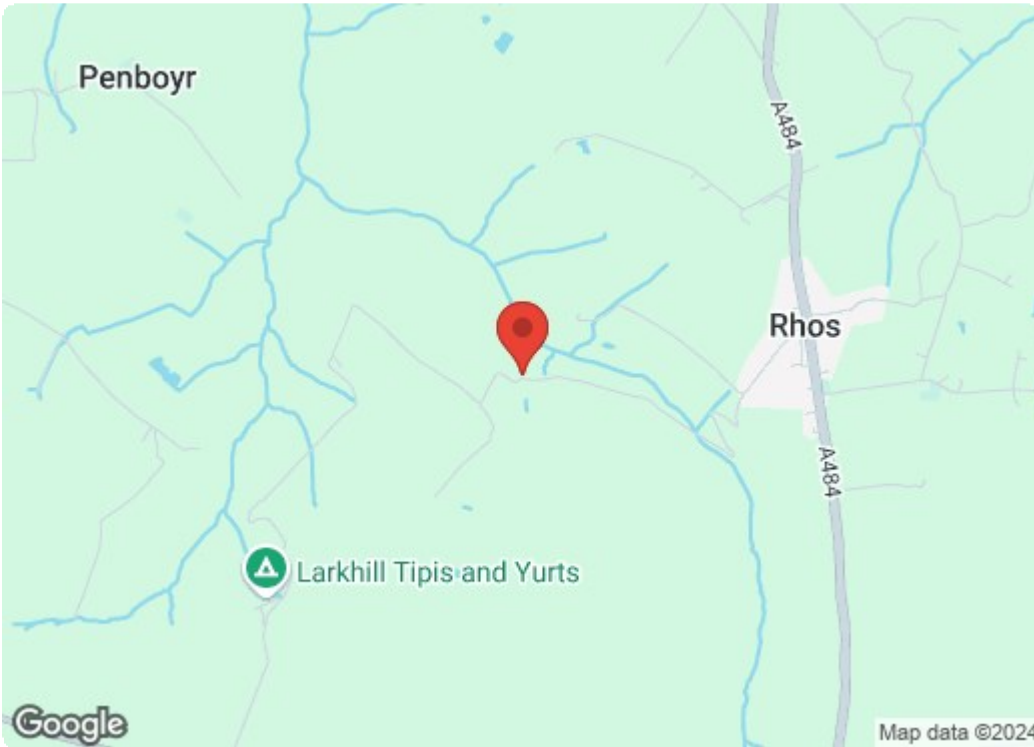
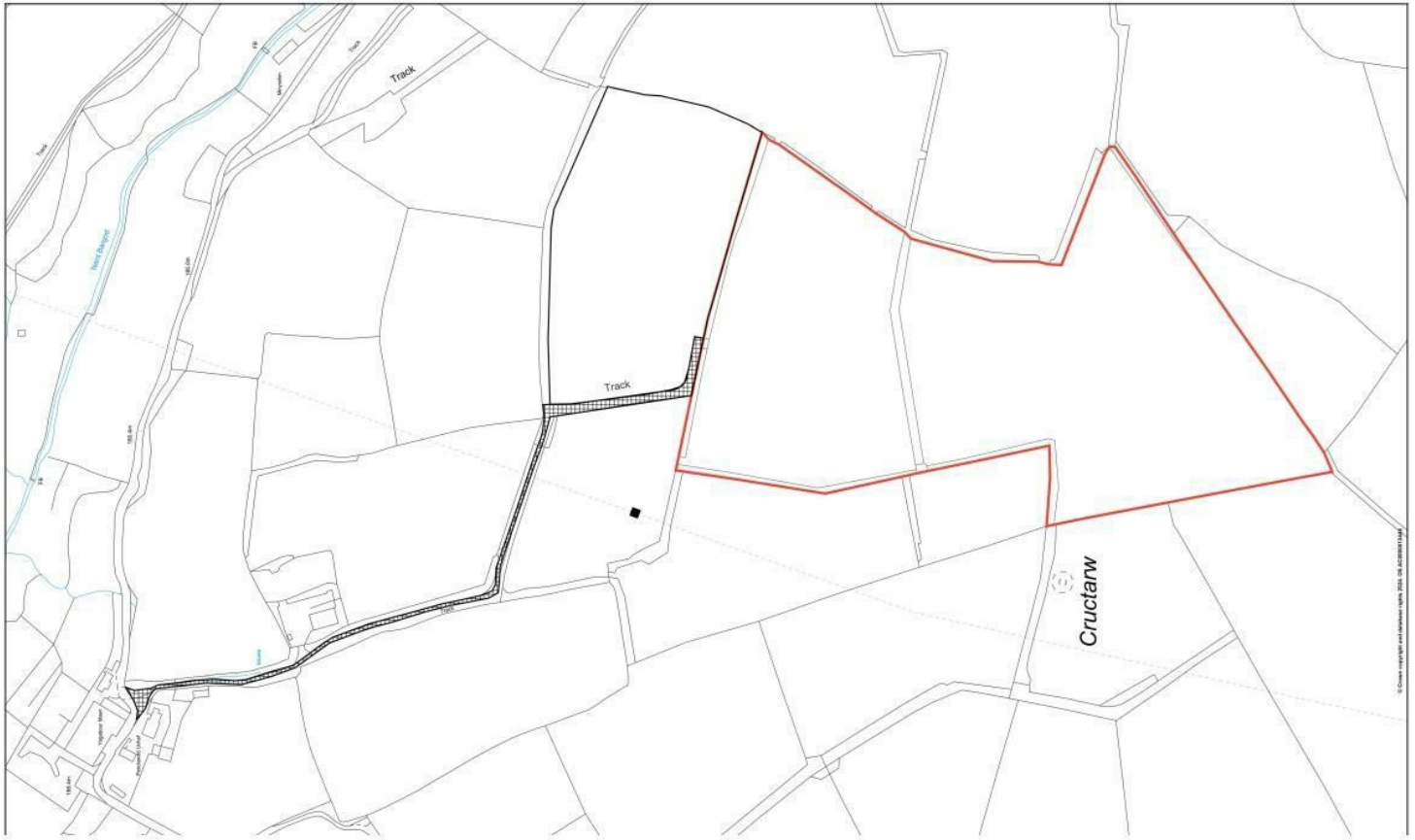
Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "RHOS" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 30th of October 2024 and closing at 8.00 pm on Thursday 31st October 2024 (subject to any bid extensions).

## **LEGAL PACK**

A legal pack will be available before the auction which can be viewed via our website.

Vendors solicitors - Fao Dafydd Rees, George Davies and Evans, Cardigan





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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



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



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