

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Glanrhyd Horeb, Carmarthen, Carmarthenshire, SA32 7JU

By Auction £200,000

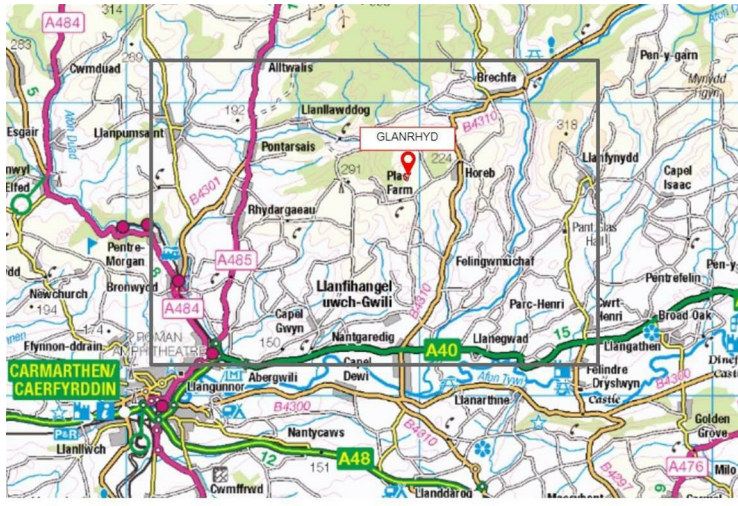
*** To be offered for sale by Online Auction 13th of February 2025 (unless sold prior or withdrawn) ***

Guide Price: £200,000 - £250,000

An improvable smallholding set in approximately 9 acres

A remotely located former farmstead (shared with one other property) having an improvable 4/5 bedroomed detached farmhouse in need of significant refurbishment and renovation together with an extensive range of outbuildings including Dutch hay barns, block built cowshed and portal frame barn. and paddocks in all approx 9 acres

LOCATION



The property is located in a relatively remote location on the edge of the Brechfa forest at the termination of a council maintained roadway shared with one other property comprising of a detached bungalow and agricultural building.

The property is some 3 miles from the village of Brechfa with two public houses, some 7 miles from the A40 at Nantgaredig and approximately 12 miles north of the county town and administrative centre of Carmarthen providing most everyday amenities.

DESCRIPTION



The farmhouse provides a detached farmhouse having uPVC double glazing and an oil fired central heating system (not tested). This requires significant refurbishment and renovation and provides particularly the following -

FRONT ENTRANCE DOOR to HALLWAY

LIVING ROOM

14'5 x 10 (4.39m x 3.05m)



SITTING ROOM

15' x 9'4 (4.57m x 2.84m)



With modern tile fireplace, quarry tiled floor

REAR KITCHEN/DINING ROOM

20'2 x 13 (6.15m x 3.96m)



FURTHER KITCHEN AREA

11'6 x 8' (3.51m x 2.44m)



BEDROOM 3

15'9 x 9'10 (4.80m x 3.00m)



FIRST FLOOR - LANDING

BEDROOM 1

16'2 x 12' (4.93m x 3.66m)



BEDROOM 4

10'4 x 8'9 (3.15m x 2.67m)



BEDROOM 2

6'7 x 6'1 (2.01m x 1.85m)



BATHROOM



With bath shower toilet and wash basin

BEDROOM

9'8" 8'9" (2.95m 2.67m)



PORTAL FRAMED BUILDING

90' x 70' (27.43m x 21.34m)



With central former silage shed and leanto loose housing accommodation

CUBICLE SHED

50' x 20' (15.24m x 6.10m)



EXTERNALLY



The property is approached via a council maintained roadway terminating at the farmyard which is shared with one other property.

THE OUTBUILDINGS



REAR SLURRY STORE

STONE AND SLATE OUTBUILDING

40' x 18' approx (12.19m x 5.49m approx)



Have significant potential and provide the following -

DUTCH HAY BARN 40' x 18' (12.19m x 5.49m)



THE LAND



Comprising three fields with a particularly good field to the rear of the portal frame barn and slurry spit. A wetter field in the centre and a further hay meadow to the other side of that.

PLEASE NOTE:

There is evidence of Japanese Knotweed growth on the property. A treatment plan is in place with an insurance backed guarantee, please refer to the legal pack

SERVICES

We understand the property is connected to a private water supply via a borehole located on third party property, please refer to legal pack Mains electricity. Private drainage

DIRECTIONS

From the village of Brechfa take the B4310 to Horeb turning right on the square, continue along this lane for approximately 1 mile, at the top of the hill at a cross roads turn right taking the next farm entrance on the left to the homestead.

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 £1,500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees.

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 search for "Brechfa" 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 11 of February 2025 and closing at 7.30 pm on the 13th of February 2025 (subject to any bid extensions).

VENDORS SOLICITORS

Fao Pauline Mainwaring

Infinite Law,
Llandeilo

COUNCIL TAX - BAND D

Amount Payable: £2048 <http://www.mycounciltax.org.uk>

ACCESS



The property is accessed via a council maintained road. The property will have a right of access over the section coloured green and the vendors will reserve access to their retained land over the lane coloured blue please refer to plan and legal pack

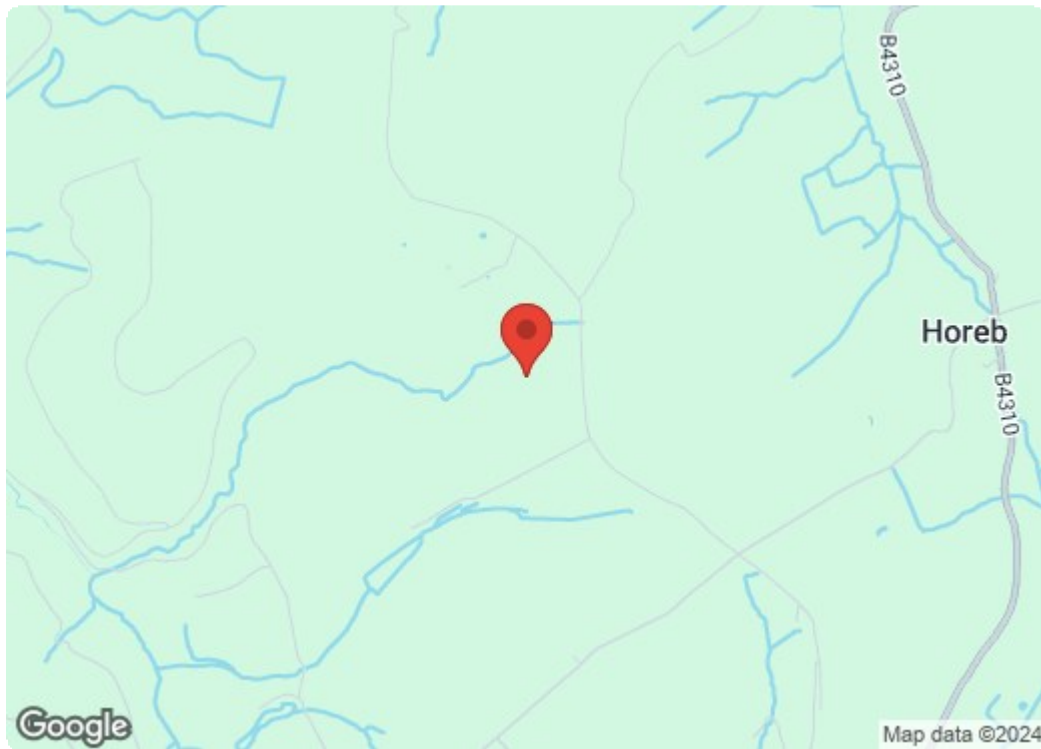


GLANRHYD, HOREB - SMALLHOLDING FOR DISPOSAL	
Subject	Project No. 4147
File No.	Prepared By I.M. Date 09/05/2024
Scale 1:1250 at A3	Revised By I.M. Date 03/09/2024
Map No. OS_MM_Lines	Nat. Grid Ref. SN46275
Edition 2020	Unitary Auth. Carmarthenshire
© Hawkswill y Goron a haelian cronfa data 2024 Anwyb Odians AC000084644	
© Crown Copyright and database rights 2024 Ordnance Survey AC000094944	
Cyfeith Natural Cymru Natural Resources Wales	

Disposal

Access rights granted to purchaser

Access rights retained by vendor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
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	



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