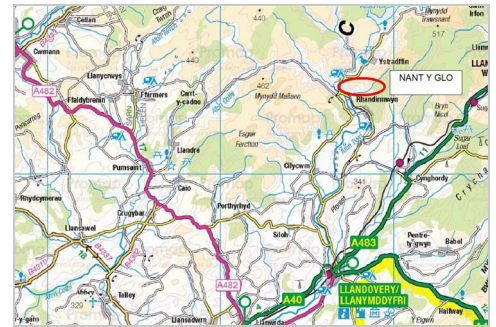


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**

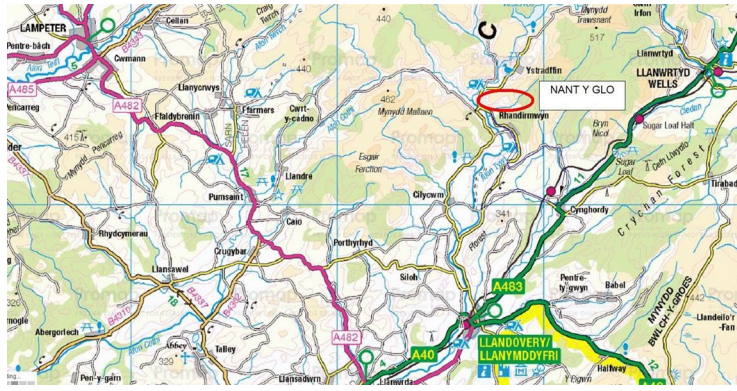


Land at Nant y Glo Rhandirmwyn, Llandoverly, Carmarthenshire, SA20 0PB
Guide Price £600,000

227 ACRES OF ENCLOSED UPLAND MOUNTAIN LAND **Guide Price £600,000**

AN INCREASINGLY RARE OPPORTUNITY OF PURCHASING 227 ACRES OF UPLAND LAND LOCATED IN
 THE HEART OF THE CAMBRIAN MOUNTAINS, 7 MILES NORTH OF LLANDOVERLY, 17 MILES LAMPETER,
 20 MILES BUILT WELLS.

LOCATION



The property is offered for sale freehold and vacant possession will be offered on completion.

Nestling in a valley setting in an area known as Nant y Bai, approximately 1 mile north of the historic village of Rhandirmwyn, some 7 miles north of the Towy valley and market town of Lampeter and some 3 miles south of the source of the river Towy at Llyn Brianne. The property is located approximately 17 miles east of Lampeter and some 20 miles west of Builth Wells. The upper land forming part of the upland grazing land rising to approximately 440 metres above sea level.

METHOD OF SALE

The land is to be offered for sale by private treaty

APPROX 227 ACRES OF ENCLOSED UPLAND MOUNTA



An upland parcel of land with stream frontage to the south eastern boundary. This rises to approximately 440 metres above sea level and has been generally un-grazed for some years.

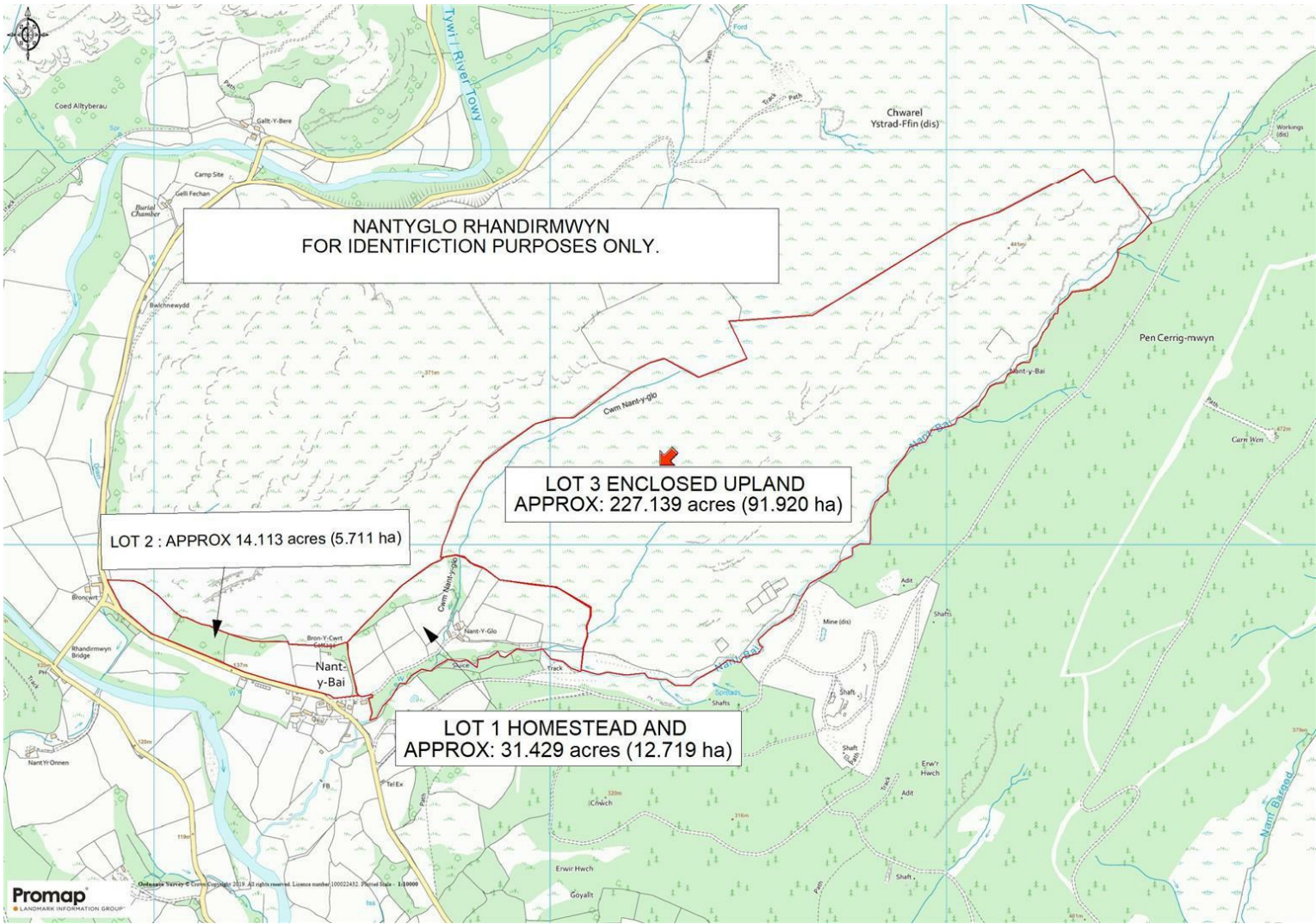
It is our opinion that the land has considerable potential for carbon sequestration schemes, partial afforestation, or conservation amenity purposes

RIGHTS OF WAY

The land is accessed by a right of access through third party property.

The land is subject to a right of access to a Hydro electric abstraction point, further details from the selling agents

TENURE



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



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



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

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.,