

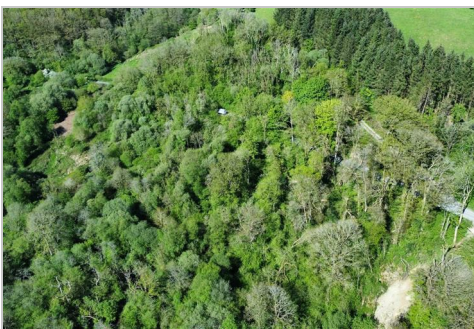
EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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LOT 3 - 18.5 Ac Woodland, Part of Cwm Howel Llansawel, Llandeilo, Carmarthenshire, SA19 **Guide Price ^{7DC} £75,000**

A well positioned 237 acre improvable upland livestock farm, being offered for sale in three lots being -

Lot 1 - The homestead including a detached improvable farmhouse, range of outbuildings and 11 Acres
Guide Price:: £300,000

Lot 2 - 207 Acres of pasture and woodland Guide Price: £1,000,000

Lot 3 - 18.5 Acres of mature broadleaf woodland Guide Price: £50,000 - £75,000

The property is well located adjoining the B4337 roadway on the edge of the Brechfa forest, mid way of the villages of Llansawel and Rhydcymerau, convenient to Llanybydder, Llandeilo and Lampeter.

LOCATION



Cwm Howell is located adjoining the B4337 between the villages of Llansawel and Rhydcymerau in what can be considered to be a general upland area with the main land use is that of farming, being beef and sheep rearing and also located on the edge of the extensive Brechfa forest, an area with considerable forest plantations.

DESCRIPTION LOT 3:



A parcel of 18.5 Acres of mature broadleaf woodland having an extensive roadside frontage on to the B4337 and also a stream frontage on to the river Melindwr to the other boundary. An attractive mainly oak and broadleaf woodland being ideal for those with habitat and conservation interests, in an attractive setting and being an ideal parcel of woodland to sustainably harvest firewood.

DIRECTIONS

From Llanybydder, take the B4337 road, continue through the village of Rhydcymerau for approximately 2 miles and the woodland can be found on the right hand side as identified by the agents for sale board.

NOTE

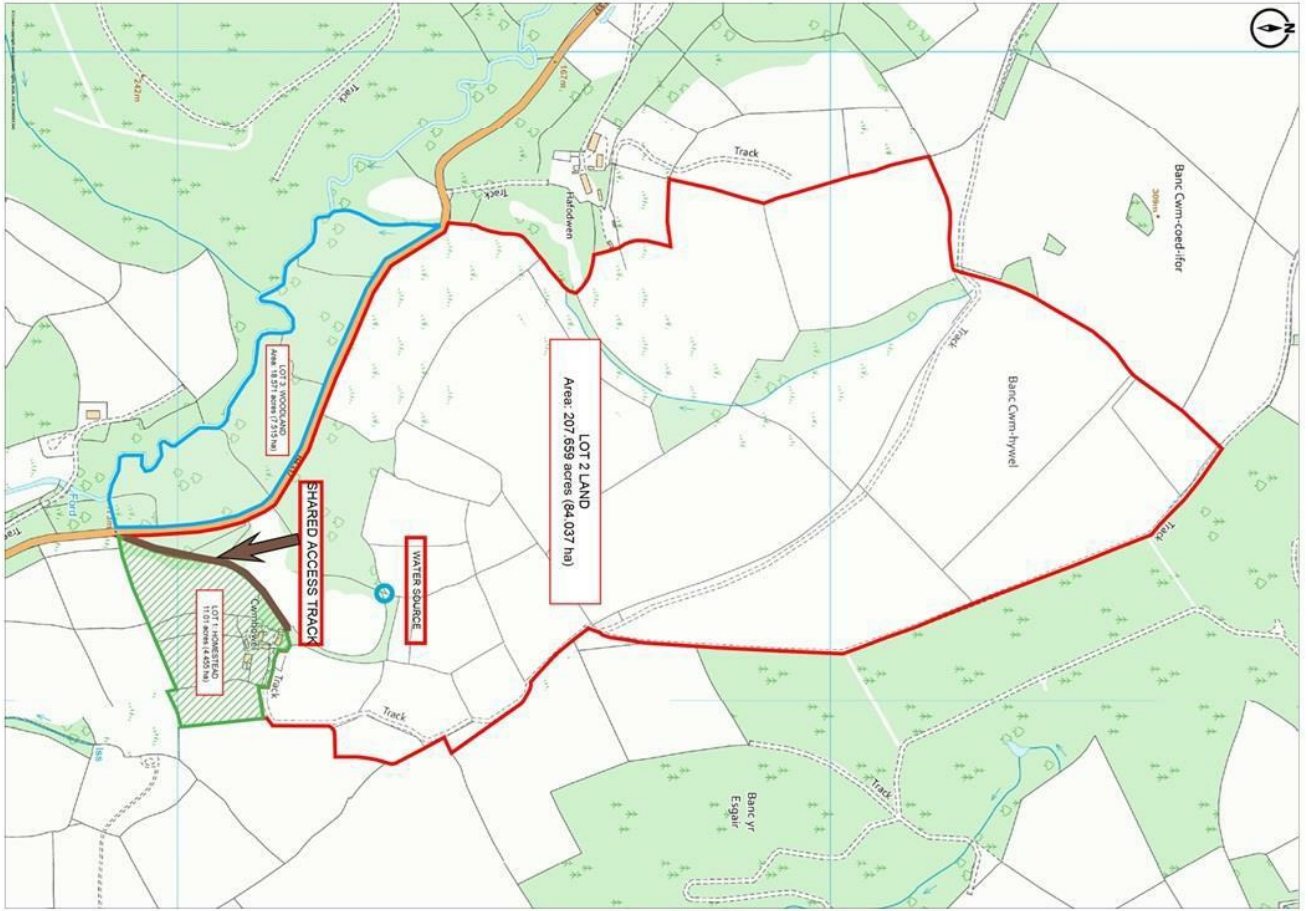
The property is available as a whole or in lots as follows -

Lot 1 - The homestead including a detached improvable farmhouse, range of outbuildings and 11 Acres

Lot 2 - 207 Acres of pasture and woodland

Lot 3 - 18.5 Acres of mature broadleaf woodland

The property offers the following accommodation -

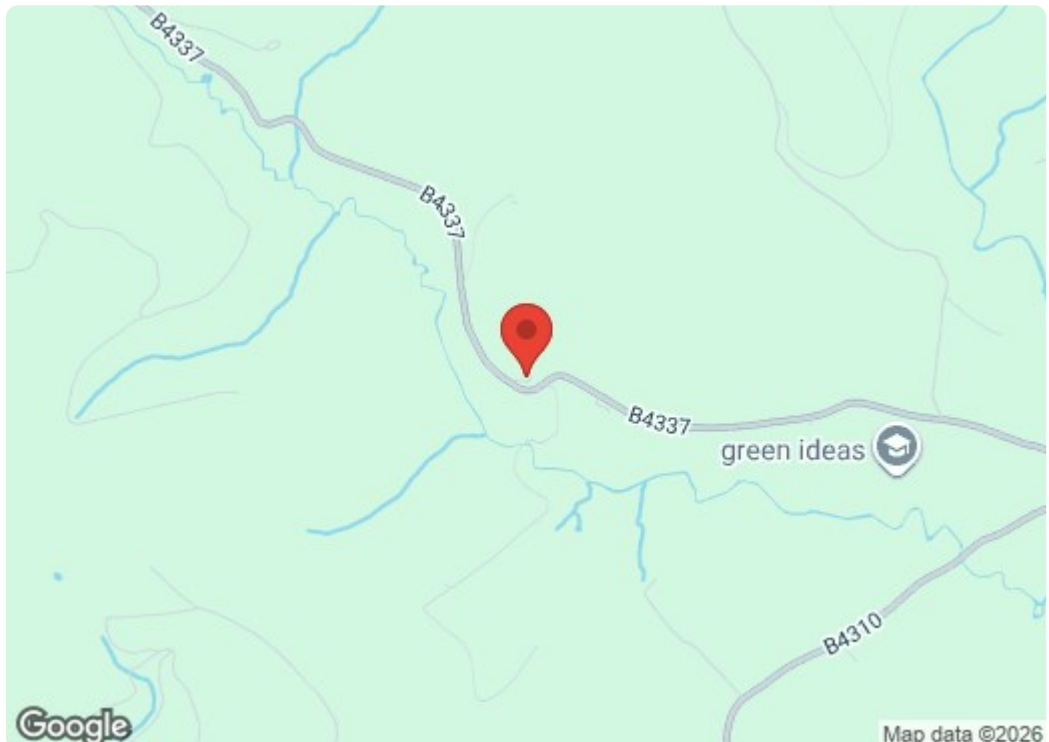


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PLAN FOR MARKETING IDENTIFICATION PURPOSES



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	

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