

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Land formerly part of Brynbran Ffarmers, Llanwrda, Carmarthenshire, SA19 8JW

By Auction £40,000

**** FOR SALE BY ONLINE AUCTION closing on the 13th August 2026 (Unless sold previously or withdrawn) ****
Guide Price - £40,000 - £50,000

An attractive parcel of land of some 5.75 acres on a gently sloping site with productive pastureland enclosed within mature hedge boundaries and having an area designated as a wildlife haven with former pond. Located in an elevated position overlooking attractive countryside, approximately 1 mile from the village of Ffarmers, some 8 miles from Lampeter. The land would be suitable for those with equestrian interests, for smallholders or nearby property owners seeking to add land to their holding, or for lifestyle and conservation enthusiasts looking for an attractive and manageable parcel of land in an attractive location.

LOCATION



Located off a council maintained no-through road on the outskirts of the rural community of Ffarmers in the foothills of the Cambrian Mountains and some 8 miles from Lampeter.

DESCRIPTION



An increasingly rare opportunity of acquiring an attractive parcel of land, having a parkland effect feel with attractive mature hedge boundaries with feature oak trees, the whole being well fenced and divided into two main paddocks together with an attractive fenced off area which is also divided into two paddocks. We are informed that there is also a former pond which could be re-established if required, together with culvert/ditch having running water for most of the year.

The land would be suitable for those with equestrian interests, for smallholders or nearby property owners seeking to add land to their holding or for lifestyle and conservation enthusiasts looking for a parcel of land in an attractive location.

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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

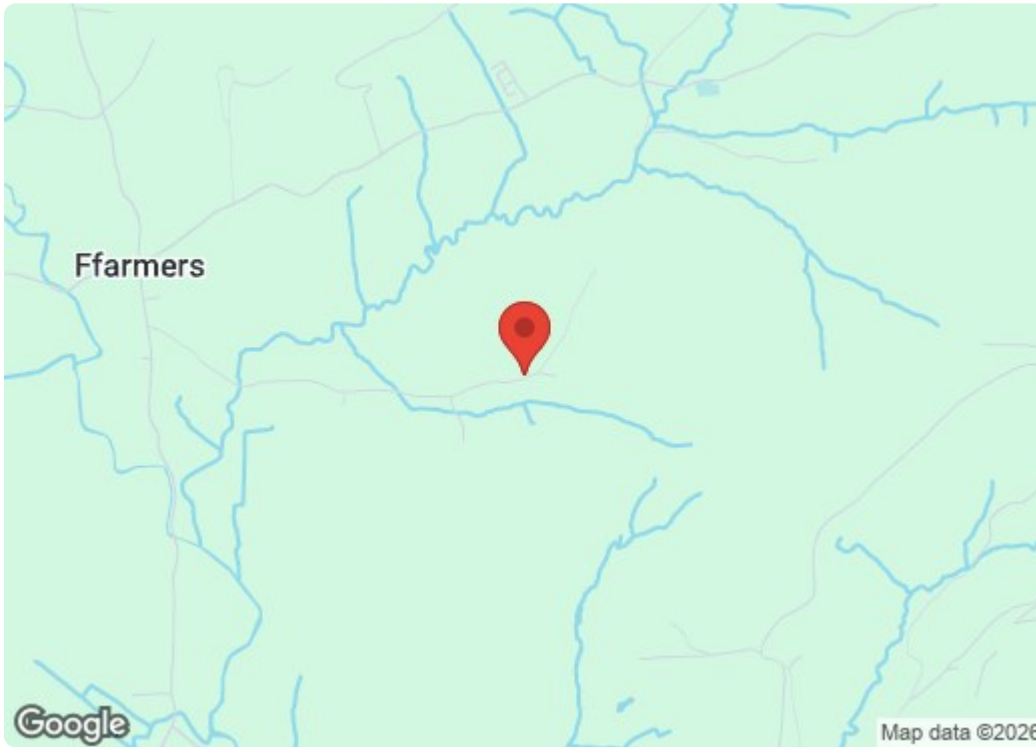
GUIDE PRICES

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 "Ffarmers" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start on the 12th of August 2026 and end on Thursday 13th August 2026 at 8.00PM (subject to any bid extensions).

Land at Bryn Barn, Ffarmers, SA19 8JW



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 (CO₂) 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



39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB
Tel: (01570) 422395

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

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