



[www.evansbros.co.uk](http://www.evansbros.co.uk)



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

Tel: (01570) 480444 Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



**Land lying to the North-East of Newgate Maesycrugiau, Pencader, SA39 9DN**

**Informal Tender £40,000**

A rare opportunity to purchase an approx 4 acre field laid to pasture conveniently located 2 miles from the market town of Llanybydder adjoining a quiet council bye road with good road frontage.

**\*\* GUIDE PRICE - £40,000 \*\***

**\*\*FOR SALE BY INFORMAL TENDER\*\***

Informal tenders to Evans Bros, Mart Office, Llanybydder by 3PM ON TUESDAY THE 19TH OF MAY 2026

## LOCATION



Situated adjoining a quiet council bye road circa 2 miles from the market town of Llanybydder. 8 miles from Lampeter, 15 miles north of Carmarthen.

## MODE OF SALE



The land is offered for sale by Informal Tender and Best and Final Offers are invited by 3PM ON TUESDAY THE 19TH OF MAY 2026.

Tenders should be submitted to Evans Bros Auctioneers & Estate Agents Llanybydder and will be accepted by email, post or in hand but must be in writing and received by the closing date.

The land is being sold with vacant possession on completion of the sale.

By entering this process the vendors are not obliged to accept the highest or indeed any offer made for the purchase of the property and reserve the right to end the tender process early or withdraw the property from the tender process.

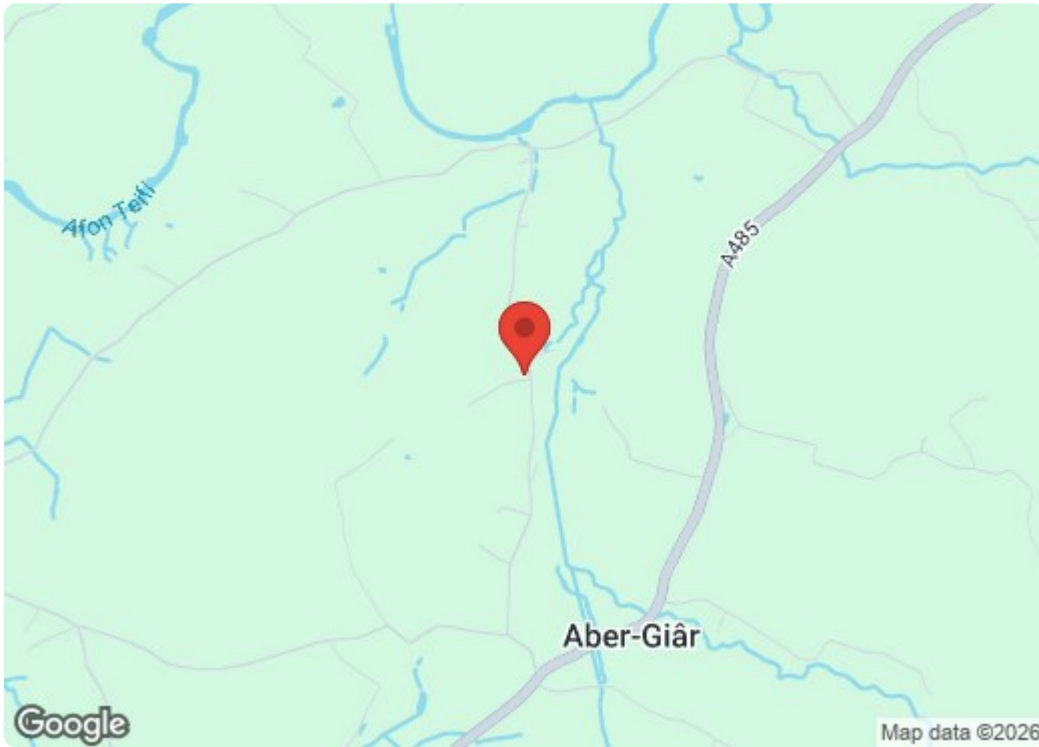
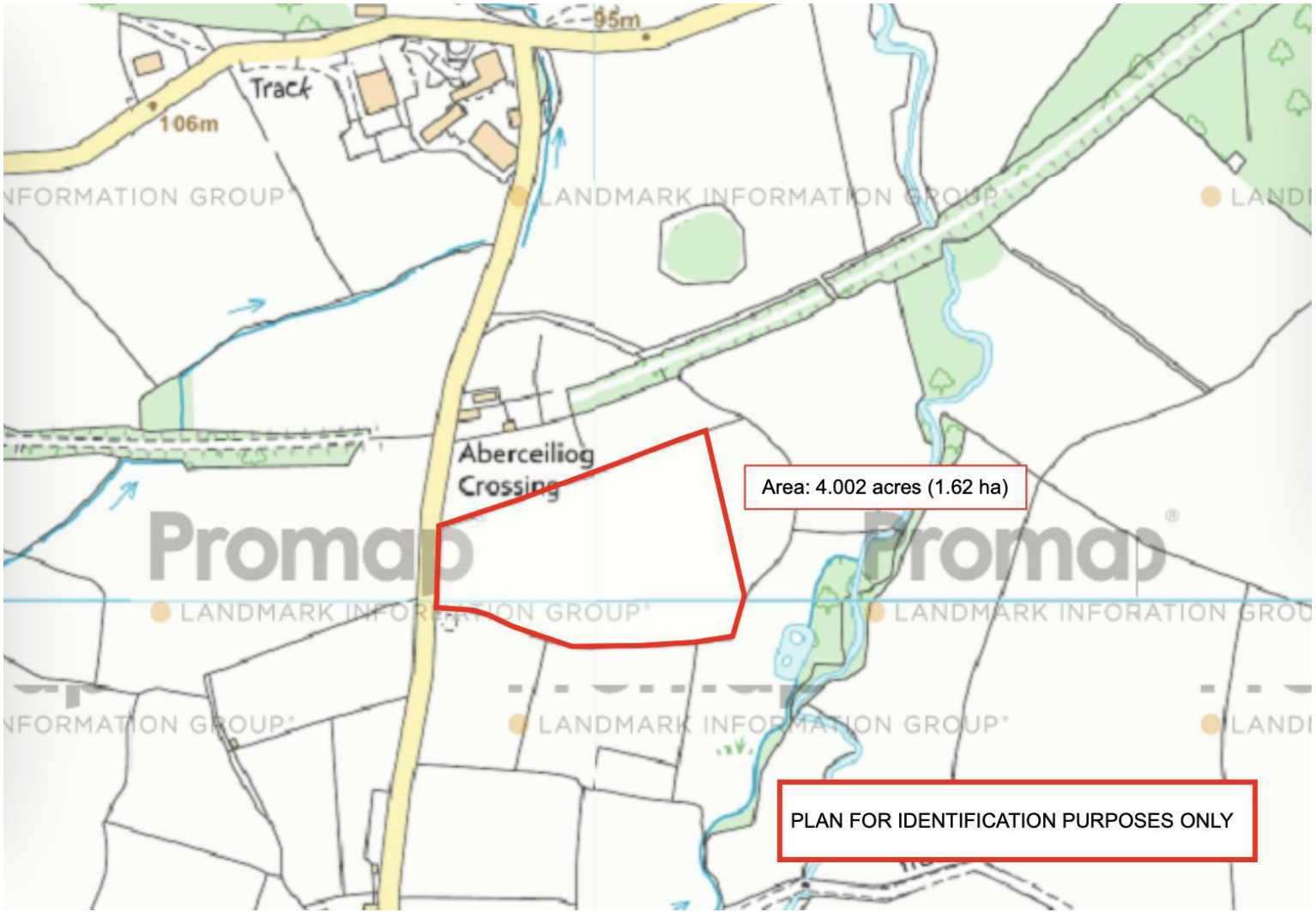
## VIEWING

At any reasonable time by prior appointment through the selling agent

## DIRECTIONS



What3Words: probably.cavalier.paradise



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



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



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



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