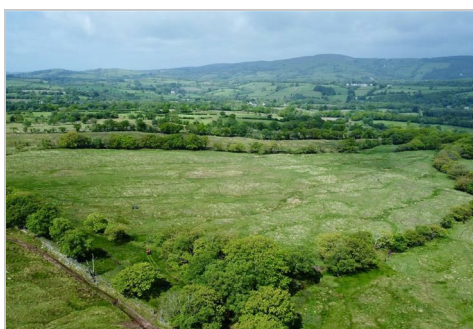
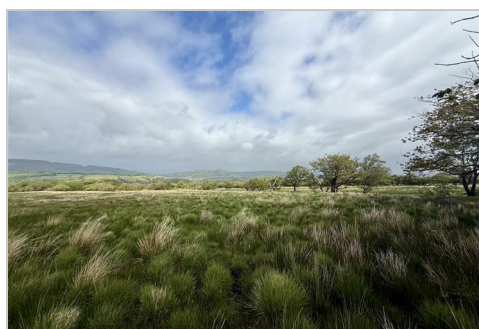


www.evansbros.co.uk

OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



31.5 Acres at Lan Farm Gwynfe, Llangadog, SA19 9PF

Informal Tender £95,000

An exciting opportunity to acquire an approx 31.5 acre block of land with natural water supply, attractively situated on the foothills of the Black Mountains. The land has high conservationist / amenity appeal due to its attractive setting & largely untouched nature, being home to a variety of species though has historically been farmed for livestock rearing.

**** FOR SALE BY INFORMAL TENDER - GUIDE PRICE - £ 95,000 - £110,000**

**** TENDERS TO BE SUBMITTED TO EVANS BROS, MART OFFICE, LLANYBYDDER, SA40 9UE BY 12 NOON WEDNESDAY THE 30TH OF SEPTEMBER 2026 ****

Location



The land occupies a wonderfully scenic rural position near the village of Gwynfe, on the foothills of the Black Mountains in eastern Carmarthenshire. Surrounded by dramatic upland scenery and unspoilt countryside, the area is renowned for its natural beauty, wildlife and peaceful rural character, providing an exceptional setting for those with an interest in conservation, nature and the outdoors.

Gwynfe is a small rural community lying within the wider Llangadog area and enjoys convenient access to the nearby market towns of Llangadog and Llandeilo, which provide a good range of everyday amenities, shops and services. The surrounding countryside offers excellent opportunities for walking, riding and outdoor recreation, with the Black Mountains and Bannau Brycheiniog (Brecon Beacons) National Park providing an impressive backdrop.

Despite its peaceful and secluded feel, the location remains accessible to the surrounding communities and road network, offering an appealing balance of rural tranquillity, outstanding scenery and convenience.

Description



A rare opportunity to acquire approximately 31.5 acres (12.75 hectares) of grazing land, occupying a wonderfully scenic position on the foothills of the Black Mountains, near Llangadog.

The land offers an increasingly sought-after opportunity for those with an interest in nature, conservation, biodiversity and environmental land management, providing an appealing natural habitat with natural water supply within a beautiful and largely unspoilt rural setting. Its position beneath the Black Mountains creates a particularly impressive backdrop, with far-reaching views across the surrounding countryside and a wonderful sense of peace, space and seclusion.

An unusual and exciting opportunity to acquire a substantial block of land in a spectacular West Wales setting, combining natural beauty, wildlife interest and conservation potential on the foothills of the Black Mountains.

Mode of Sale



The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12PM ON WEDNESDAY THE 30TH OF SEPTEMBER 2026.

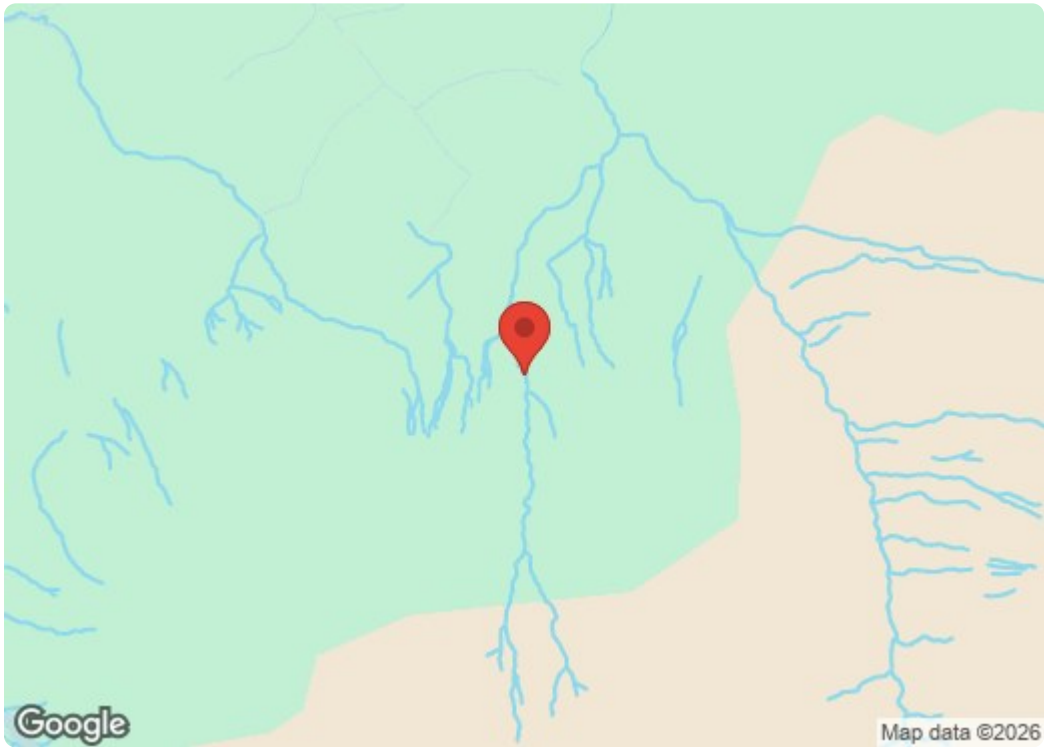
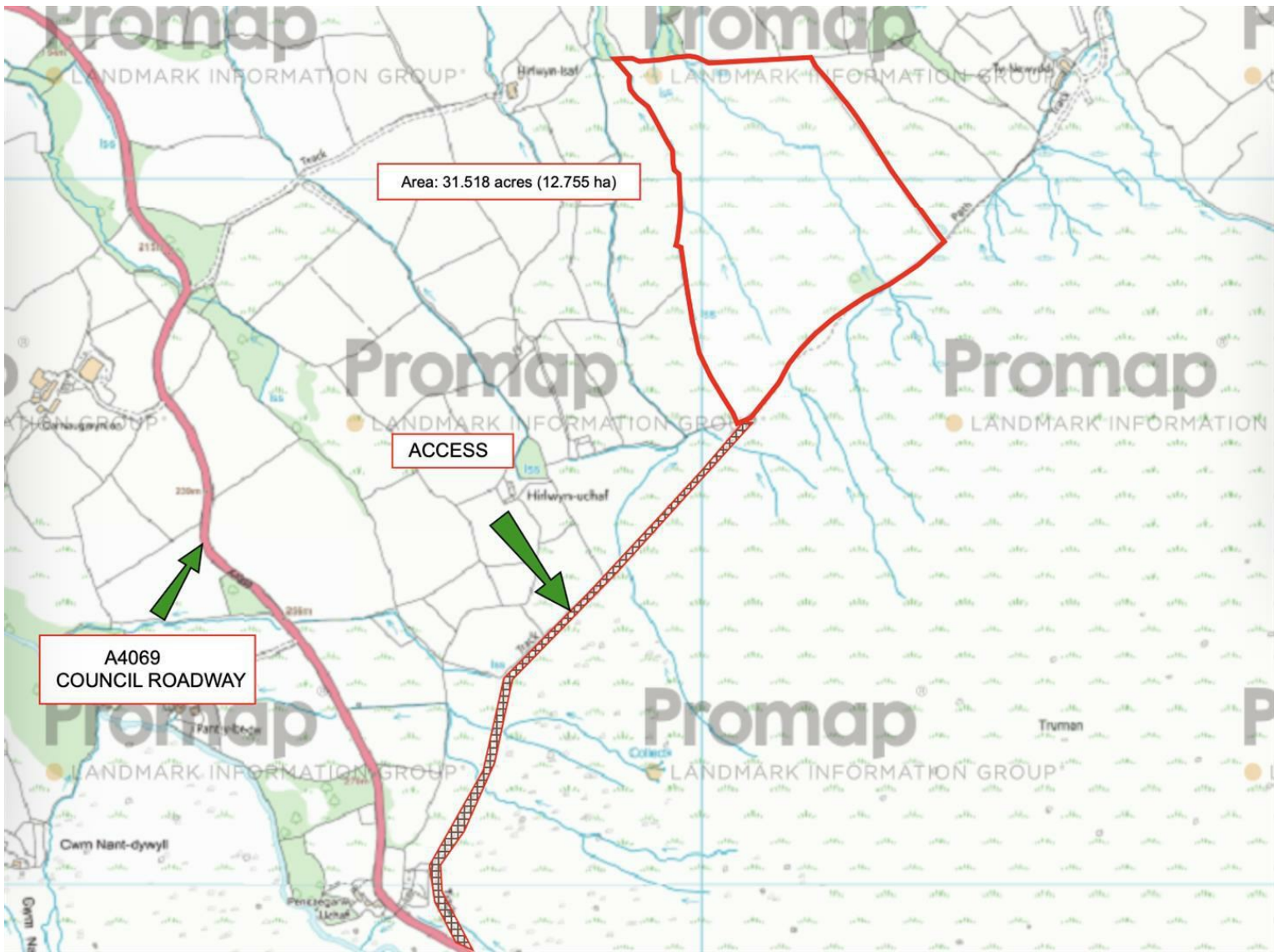
Tenders should be submitted to Evans Bros Auctioneers & Estate Agents Llanybydder and will be accepted by email, post or in hand but must be in writing and received by the closing date.

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.

Directions

What3Words: [correctly.cookbooks.install](#)



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



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



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

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,
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