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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
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Lot 1 - Approx 12.2 Acres at Pantrhedyden Horeb, Llandysul, Ceredigion, SA44 4JR

Informal Tender £100,000

LOT 1 - ** GUIDE PRICE £100,000 - £120,000 **

A rare opportunity to purchase a well enclosed, stock proof fenced block of approx 12.2 acres of land being early growing in nature & in very good heart. The land is suitable for cropping or grazing & is divided into three enclosures with a double gated access off a council roadway. Situated in a noted agricultural locality close to Llandysul.

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

Available as two lots as per the land plan or tenders are invited for individual lots. Informal tenders to Evans Bros, Mart Office, Llanybydder by 12PM ON THURSDAY THE 7TH OF MAY 2026.

Location



The land is situated in a noted agricultural locality being convenient to Croeslan, Panteg Cross, Ffostrasol, Horeb, Llandysul etc. With roadside frontage adjoining a council roadway.

Description



A productive block of 3 enclosures being early growing in nature, stock proof fenced & suitable for cropping or grazing. With double gated access off a council roadway ensuring convenience for larger farm machinery. We are informed that there is mains water available nearby (subject to any connection charges).

Access



With approx 25ft double gated access off a council maintained roadway.

Mode Of Sale

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12PM ON THURSDAY THE 7TH 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 arrangement through the selling agent.

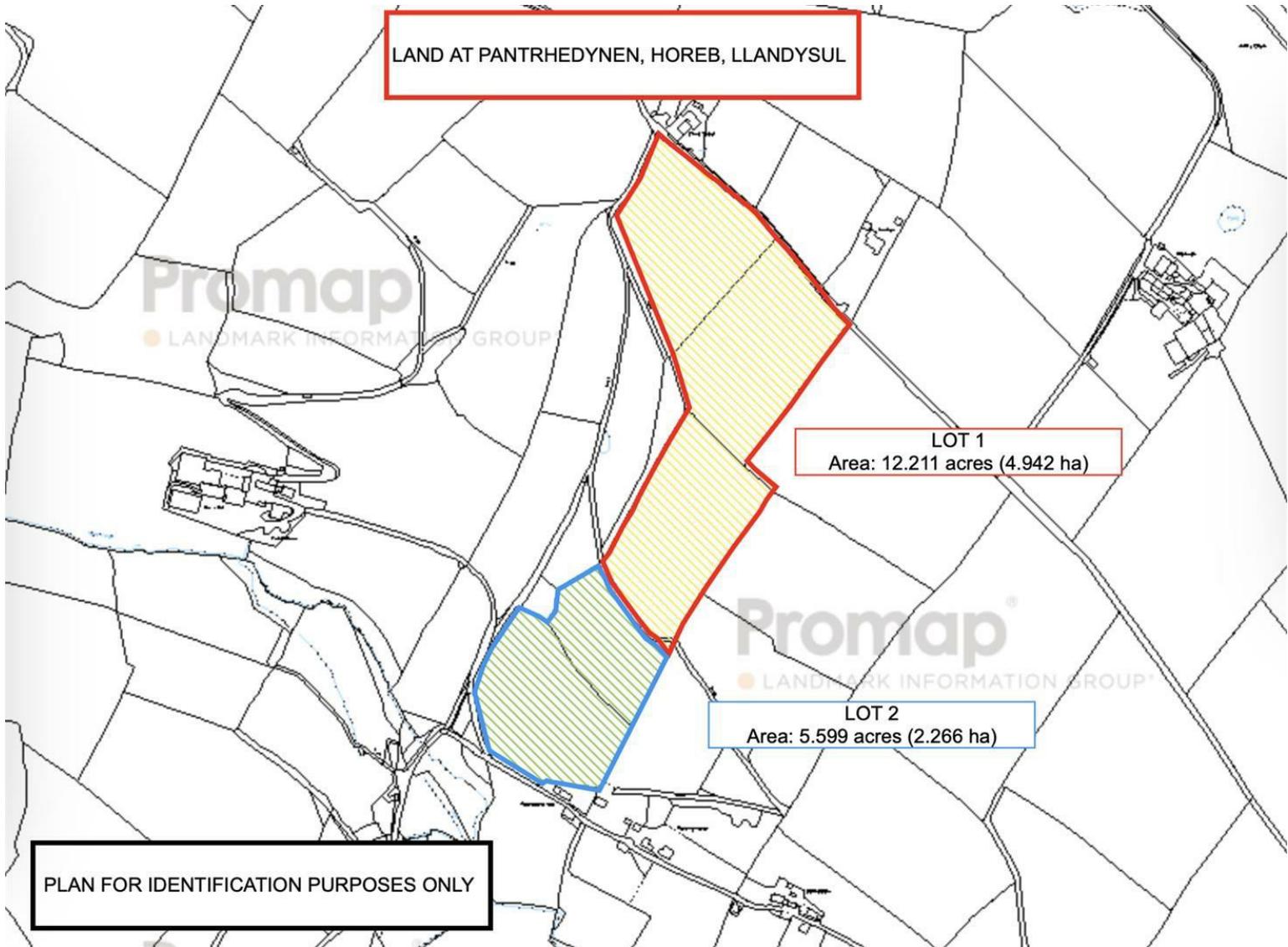
Please Note

Plans provided are for 'identification purposes only'

Directions

What3Words: [grounding.extremely.rainwater](https://www.what3words.com/)

From Panteg Cross take the road east towards Tregroes, continue along this road for approximately 1 mile then take a right hand turning as directed by the 'Evans Bros Land For Sale' directional arrow, continue on this road for another mile or so & the double gated entrance to the land can be seen on your right hand side adjoining the council road (again signposted by an Evans Bros directional arrow)



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

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

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