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



Land lying to the North-West of Cwmbran Velindre, Velindre, Llandysul, SA44 5XW

Informal Tender £20,000

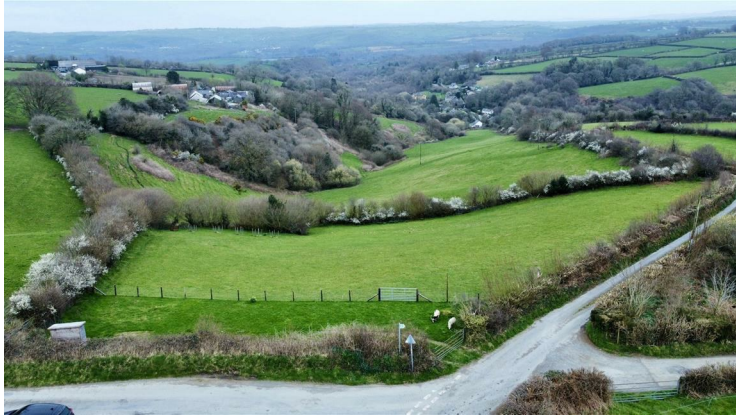
An opportunity to own your very own tranquil retreat! A very rare offering of an approx 1.25 acre block of grazing land, conveniently situated on the outskirts of Newcastle Emlyn & Drefach Felindre. This block of land is split into two enclosures ideal for equestrian use etc & benefits from far-reaching country views, roadside access from a council road, gravelled access track, mains water & is stock proof fenced.

**** GUIDE PRICE - £20,000 - £25,000 ****

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

Informal tenders to Evans Bros, Mart Office, Llanybydder by 12PM ON THURSDAY THE 7TH OF MAY 2026.

Location



The land is attractively positioned with enviable views over the open countryside with roadside frontage. Convenient to the popular village of Drefach Felindre, having an excellent range of local amenities including shops, public houses, primary school, places of worship, only approximately 2.7 miles from the Teify Valley destination town of Newcastle Emlyn renowned for its boutique shops, antique shops, cafes, nestling in the Teify valley and also convenient to the larger towns of Lampeter to the north and Carmarthen to the south east.

Description

A well enclosed & convenient block of approx 1.25 acres of grazing land being stock proof fenced with meter mains water tap, gravelled access track & potential for a stock shelter / stables (subject to any necessary consents). This rare offering of land enjoys lovely far reaching views & has some trees planted to the bottom side of the paddock, which with time will provide great shelter for horses, livestock etc.

Timber Store Shed



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



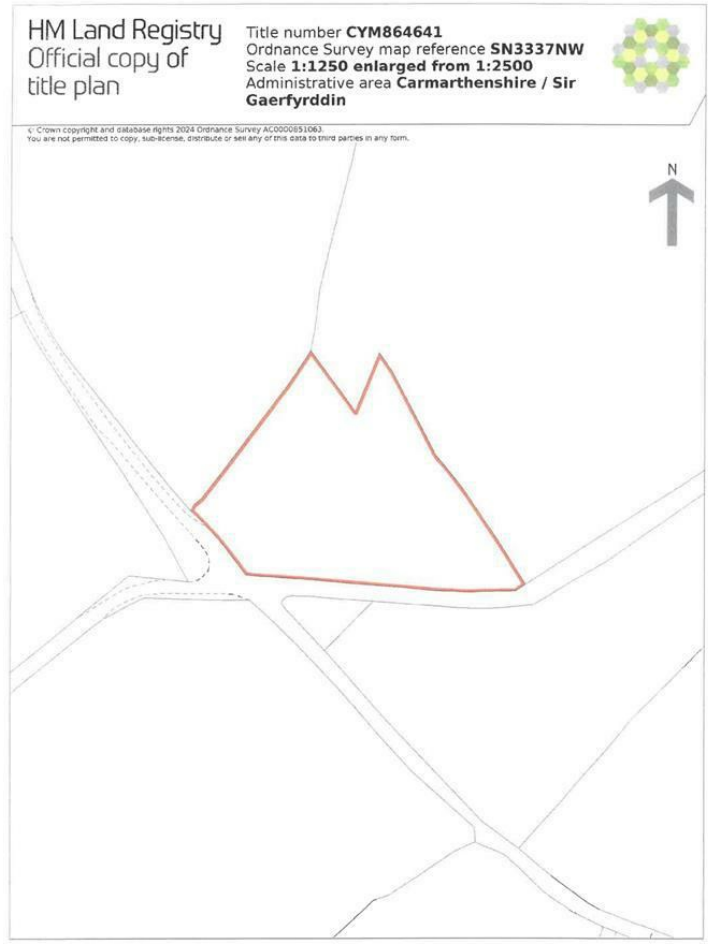
At any reasonable time by prior appointment through the selling agents.

Directions

What3Words: caused.simmer.wolves

Please Note

We understand that there is an overage clause in place with regards to uplift in value due to potential future development.



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 Mae'r copi swyddogol hwn yn anghyllawn heb y dudalen nodiadau flaenorol.



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 <small>EU Directive 2002/91/EC</small>		
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 <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