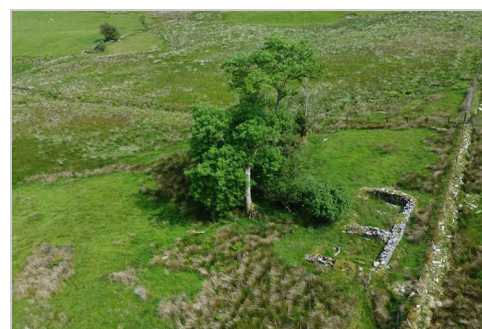
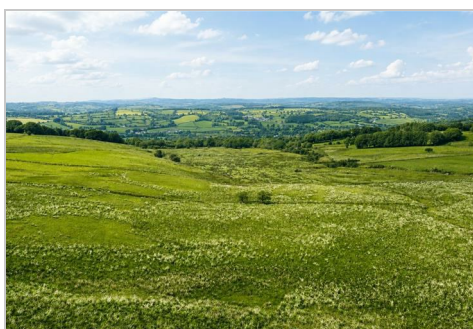
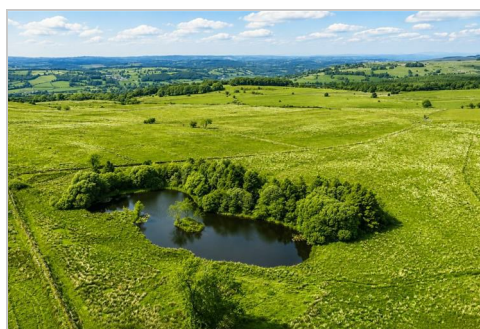


**www.evansbros.co.uk**

**OnTheMarket.com**

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 South-East of Talyfan Cellan, Lampeter, SA48 8JA**

**Informal Tender £125,000**

An exceptional opportunity to acquire approximately 35.8 acres of pasture and conservation land in the sought-after Upper Teifi Valley, enjoying an elevated position around 1,000 feet above sea level with breathtaking far-reaching views across the surrounding unspoilt countryside.

**\*\* GUIDE PRICE - £125,000 - £150,000 \*\***

**\*\* TENDERS TO BE SUBMITTED TO EVANS BROS, MART OFFICE, LLANYBYDDER, SA40 9UE BY 12 NOON TUESDAY THE 1ST OF SEPTEMBER 2026 \*\***

## Location



The land is located in the Upper Teifi Valley and can be identified by Grid Reference: 613/468. Access is via a quiet district road and right of way, as shown on the accompanying plans.

## Description



A unique opportunity to acquire a diversely appealing parcel of improvable land, part of which has been re-fenced in recent years. A particular feature of the land is the remains and footings of a former shepherd's cottage, together with a picturesque conservation lake that provides a haven for wildlife and enhances the property's natural appeal. Offering a high degree of privacy and seclusion, this unique parcel of land presents a rare opportunity for purchasers seeking a tranquil rural retreat, conservation project or simply improvable grazing land.

## Lake



## Ruins



## Mode of Sale

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12PM ON TUESDAY THE 1ST 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.

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.

## Please Note

The track to the land is only suitable for 4x4 vehicles & there are 3 gates which you will need to close behind you on the track to the land itself.

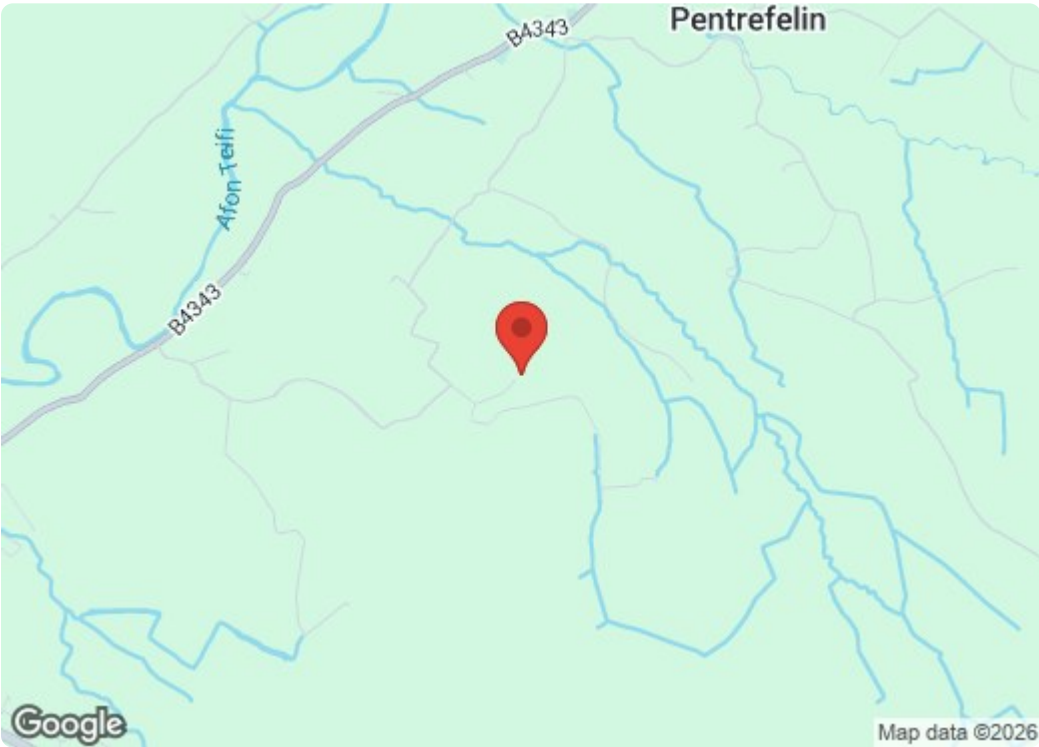
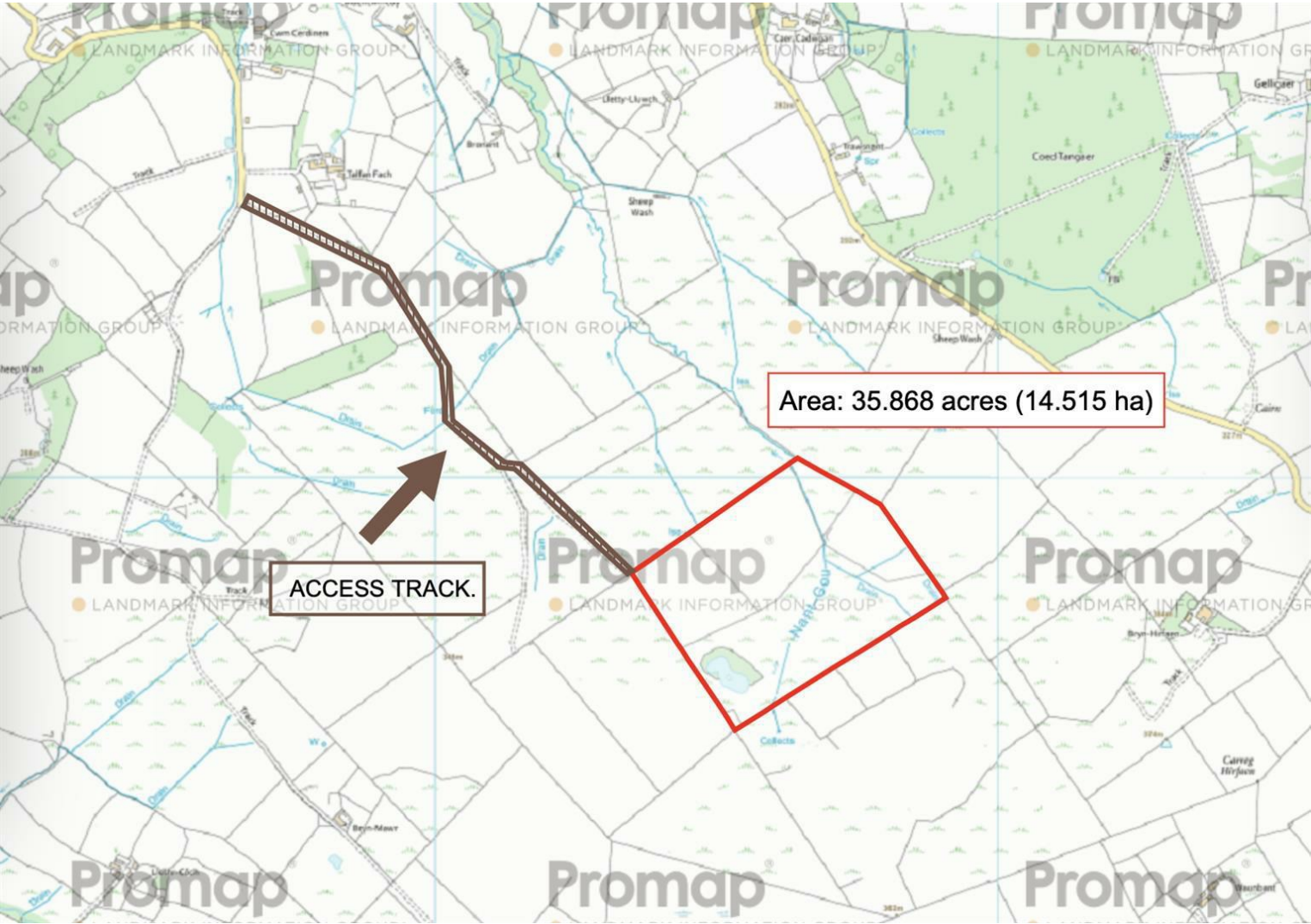
## Directions

What3Words: chilled.spoons.guests (to the gated entrance from the council road)

What3Words: kennels.noodle.whisker (will take you directly to the land)

From Lampeter take the A482 towards Cwmann & shortly after passing E&M motor factors take a left hand turning for Cellan. Continue on this road for approx 0.7 miles then turn right just after a large imposing house with farm buildings. Continue on this road on an upward trajectory for approximately 1 mile, bearing right on the no through road, the

gated entrance to the track leading to the land can be found on your left hand side at the culmination of the council road as identified by the 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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.,  
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.