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## **Lot 1 - Land on the North West of Bryndawe Felingwm, Carmarthen, SA32 7QA**

**Informal Tender £145,000**

LOT 1 - 19.5 ACRES \*\* GUIDE PRICE £145,000 - £165,000\*\*

A rare opportunity to purchase 2 blocks of agricultural land suitable for grazing / cropping with natural water supply & good access off a quiet council road. Situated 3.5 miles from the rural village of Brechfa, some 6.5 miles from the A40 at Nantgaredig.

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

Available as two lots as per the land plan or tenders invited for the individual lots. Informal tenders to Evans Bros, Mart Office, Llanybydder by 3PM ON THURSDAY THE 2ND OF JULY 2026.

## Location

Situated in a noted agricultural locality between the hamlet of Horeb & the village of Felingwm, overlooking Cloidach valley (a tributary of the River Cothi), some 6.5 miles from the very popular village of Nantgaredig. The county town of Carmarthen is approx 15 minutes drive away and offers a fantastic range of amenities including a mainline train station, regional hospital, numerous large supermarkets etc.

## Description



An exciting opportunity to purchase good quality land with far reaching views & natural water supply. The land of lot 1 is arranged into 4 enclosures with good quality largely level land to the top fields, leading down to some gently sloping land towards the river Cloidach. Ideal addition to an existing enterprise.

## Mode of Sale

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 3PM ON THURSDAY THE 2ND OF JULY 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



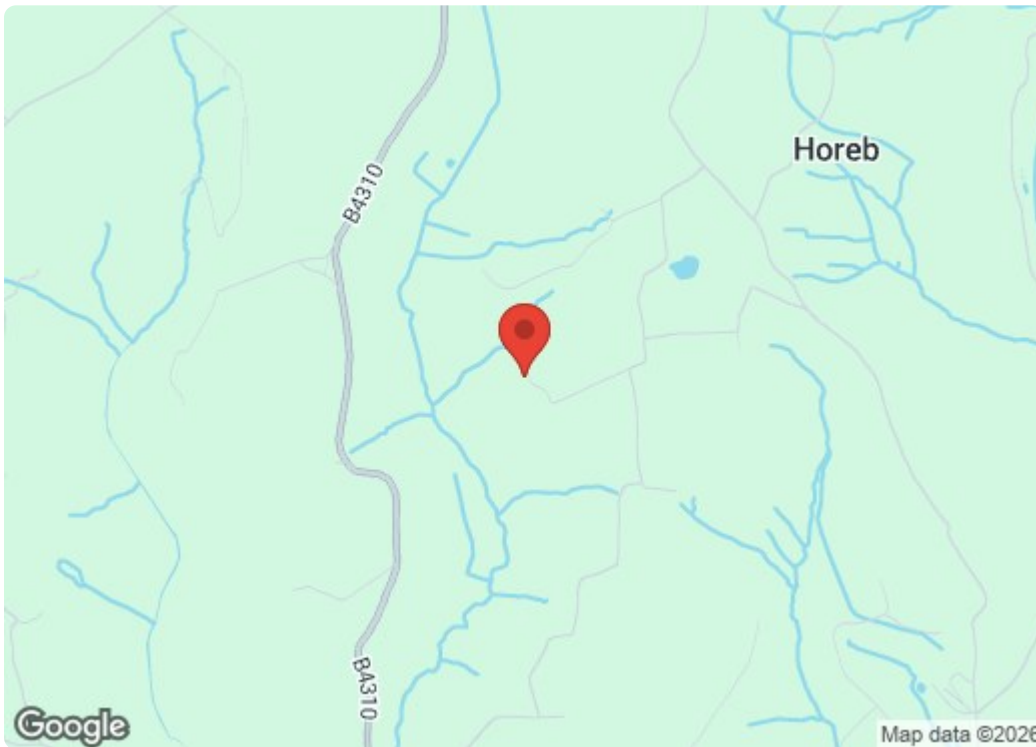
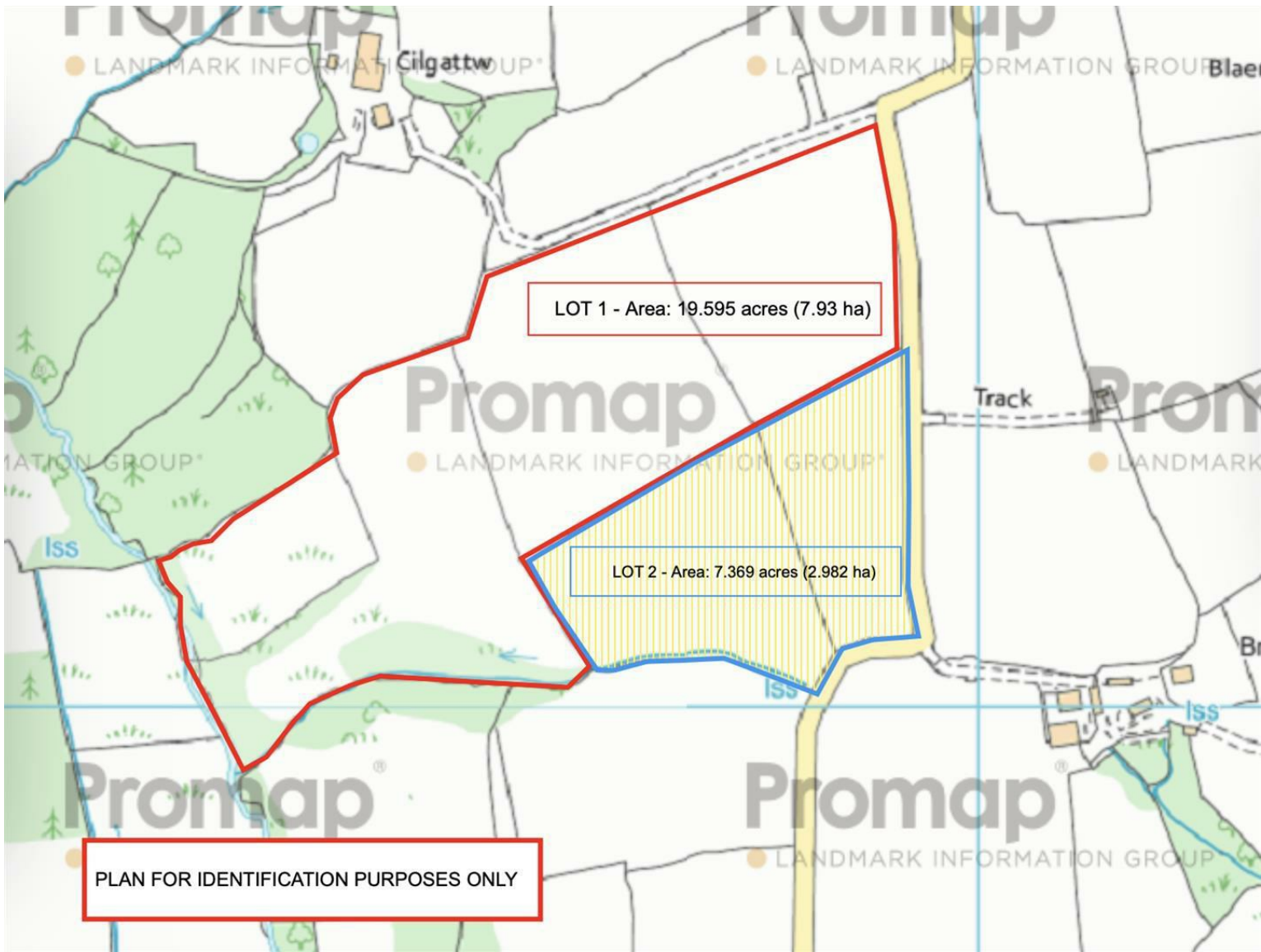
At any reasonable time by prior arrangement via the selling agents.

## Directions



What3Words: leaflet.munch.recording

From Brechfa take the road south towards Nantgaredig, proceed for 2.1 miles to the Horeb crossroads & turn left, proceed for 1 mile. Take a right turn and follow the road for 0.4 miles, the land can be found on your right with an Evans Bros land by tender sign thereon.



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> 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) <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> EU Directive 2002/91/EC		



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