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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE  
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**Land adjoining Gilfachglyn Bangor Teifi, Llandysul, SA44 5BH**

**Informal Tender £60,000**

A rare opportunity to purchase a convenient 8.3 acre block of agricultural land in good heart with roadside frontage, suitable for grazing / cropping. An ideal addition to an existing enterprise or adjoining property owners.

**\*\* FOR SALE BY INFORMAL TENDER - GUIDE PRICE - £60,000 - £80,000 \*\***

**\*\* TENDERS TO BE SUBMITTED TO EVANS BROS, MART OFFICE, LLANYBYDDER, SA40 9UE BY 12 NOON THURSDAY THE 18TH OF JUNE 2026 \*\***

### **Location**

In a noted agricultural locality , some 2.5 miles from the Teifi valley and market town of Llandysul, approximately 6 miles from the destination town of Newcastle Emlyn and some 14 miles north of the County town and administrative centre of Carmarthen to the south.

### **Mode of Sale**

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12PM ON THURSDAY THE 18TH OF JUNE 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.

### **Access**



### **Please Note**

Plans provided are for 'identification purposes only'

### **Directions**

What3Words: jousting.pocket.chills

From Horeb crossroads (on the Llandysul - Synod Inn road), take the A485 Newcastle Emlyn road. Proceed for about 1/2 mile and turn left (signposted Blaendyffryn residential care home). Proceed on this council road for approx 1 mile 1/2 miles to a crossroads, turn right & continue on for a few hundred yards & the gated entrance to the land can be seen on your right hand side adjoining Gilfachglyd.



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



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