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 OnTheMarket.com

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Lot 1 - Approx 12.2 Acres at Pantrhedyden Horeb, Llandysul, Ceredigion, SA44 4JR

Asking Price £100,000

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.

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.

Viewing

At any reasonable time by prior arrangement through the selling agent.

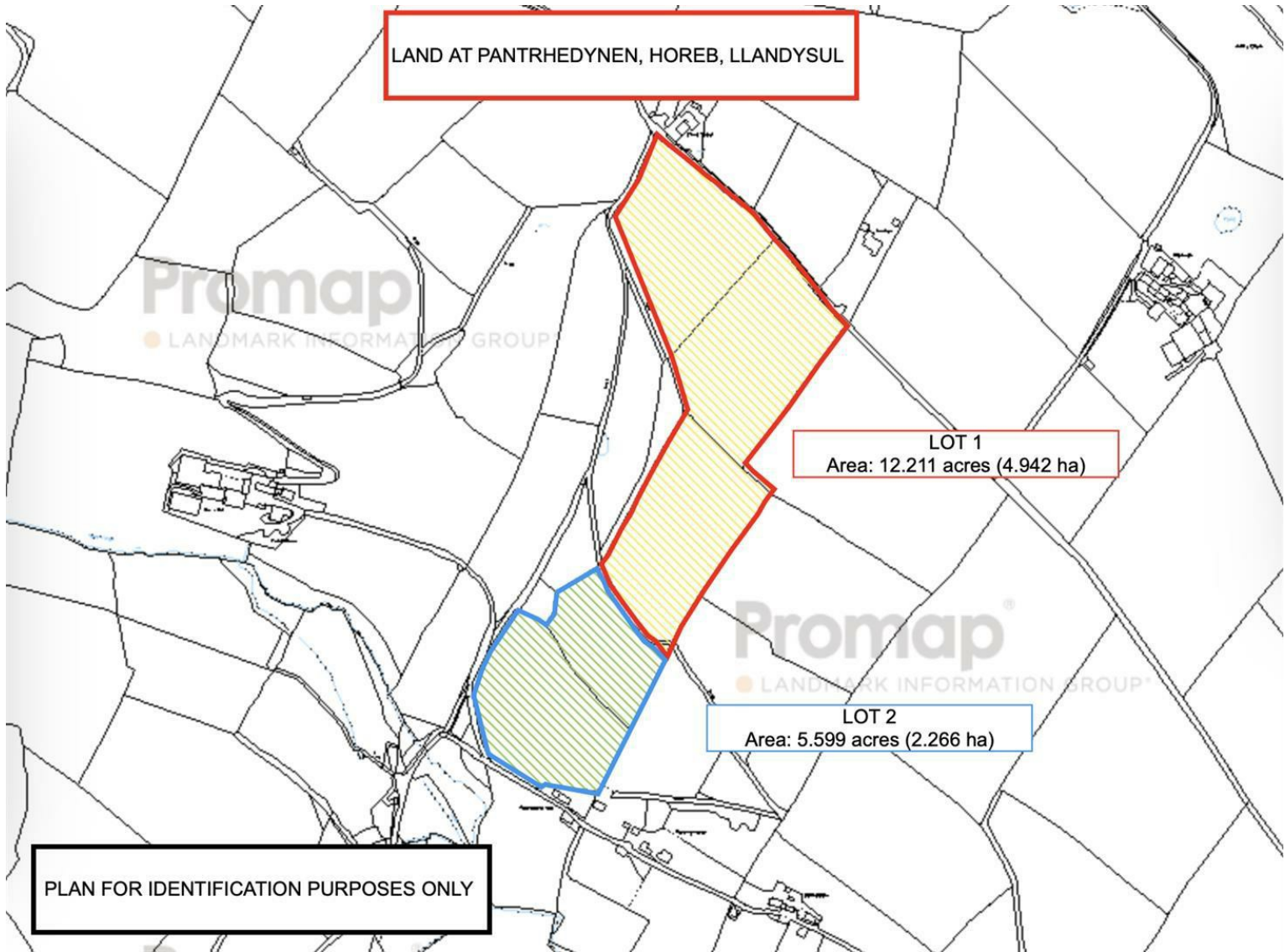
Please Note

Plans provided are for 'identification purposes only'

Directions

What3Words: [grounding.extremely.rainwater](#)

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)

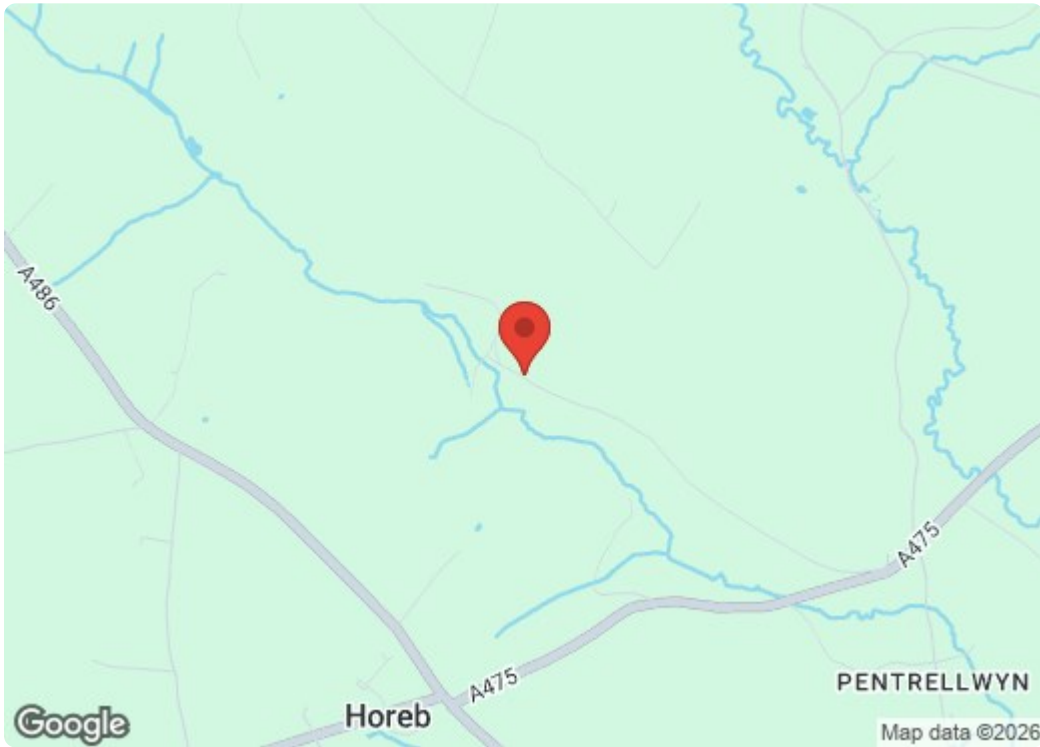


LAND AT PANTRHEDYDEN, HOREB, LLANDYSUL

LOT 1
Area: 12.211 acres (4.942 ha)

LOT 2
Area: 5.599 acres (2.266 ha)

PLAN FOR IDENTIFICATION PURPOSES ONLY



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 (CO₂) 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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