

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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LOT 2 - 207 Acres at, Cwm Howel, Llansawel, Llandeilo, Carmarthenshire, SA19 7PG

Guide Price £1,000,000

A well positioned 237 acre improvable upland livestock farm, being offered for sale in three lots being -

LOT 1 - The homestead including a detached improvable farmhouse, range of outbuildings and 11 Acres - GUIDE PRICE: 300,000

LOT 2 - 207 Acres of pasture and woodland - GUIDE PRICE: £1,000,000

LOT 3 - 18.5 Acres of mature broadleaf woodland - GUIDE PRICE: £50,000 - £75,000

The property is well located adjoining the B4337 roadway on the edge of the Brechfa forest, mid way of the villages of Llansawel and Rhydcymerau, convenient to Llanybydder, Llandeilo and Lampeter.

LOCATION



Cwm Howell is located adjoining the B4337 between the villages of Llansawel and Rhydcymerau in what can be considered to be a general upland area with the main land use is that of farming, being beef and sheep rearing and also located on the edge of the extensive Brechfa forest, an area with considerable forest plantations.

DESCRIPTION LOT 2:



A large block of 207 Acres of land being initially sloping with the road side frontage, levelling out to a good high grazing plateau, contained within a ring fence boundary with natural water supplies. An extensive parcel of land suiting livestock rearing, afforestation or carbon capture purposes. There is a public right of access that crosses the land.

DIRECTIONS



From Llanybydder, take the B4337 road, continue through the village of Rhydcymerau for approximately 2 miles and the farm can be found on the left hand side as identified by the agents for sale board.

NOTE:

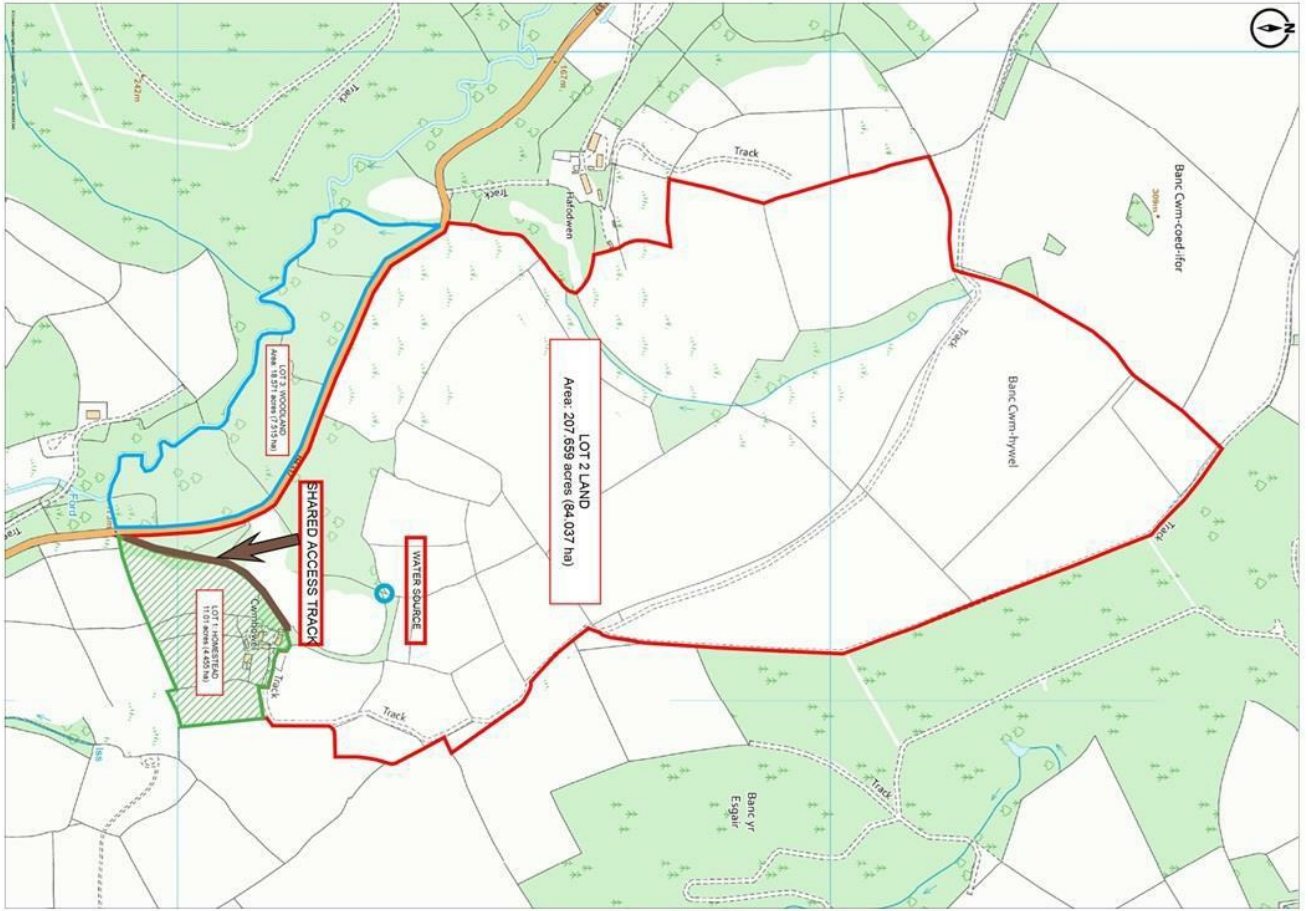


The property is available as a whole or in lots as follows -

Lot 1 - The homestead including a detached improvable farmhouse, range of outbuildings and 11 Acres

Lot 2 - 207 Acres of pasture and woodland

Lot 3 - 18.5 Acres of mature broadleaf woodland

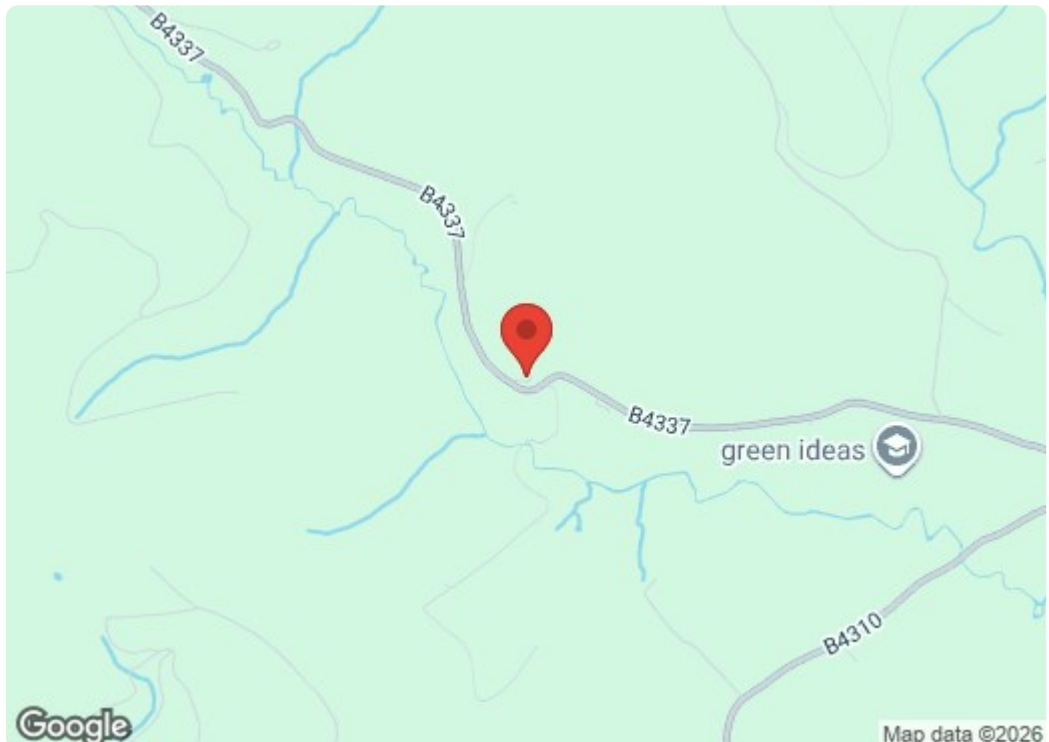


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PLAN FOR MARKETING IDENTIFICATION PURPOSES



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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