EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**

Land adjacent to Breezy Bank Talsarn, Talsarn, Lampeter, Ceredigion, SA48 8QW

Offers Over £60,000

To Be offered for sale by informal Tender with Best offers to be invited by 12 noon Friday the 10th July 2026
A parcel of some 7.8 acres of privately positioned agricultural land in one enclosure approached by a private grassed access lane off a quiet district road.
The land is enclosed in one field and is suitable for a range of uses including livestock keeping, equestrian use, conservation and Environmental purposes.
The land has extensive views over attractive country side and is nicely tucked away yet not remote, close to Aberaeron and Lampeter

Location

Delightfully located off a quiet country lane and convenient to the villages of Cross Inn, Penuwch and Cilcennin. Only some 7 miles inland from the Georgian harbour town of Aberaeron, some 9 miles north from Lampeter and approximately 15 miles south from Aberystwyth.
In a lovely picturesque location being privately positioned and secluded yet not being remote. This is an ideal parcel for those looking for peace and seclusion.

Description

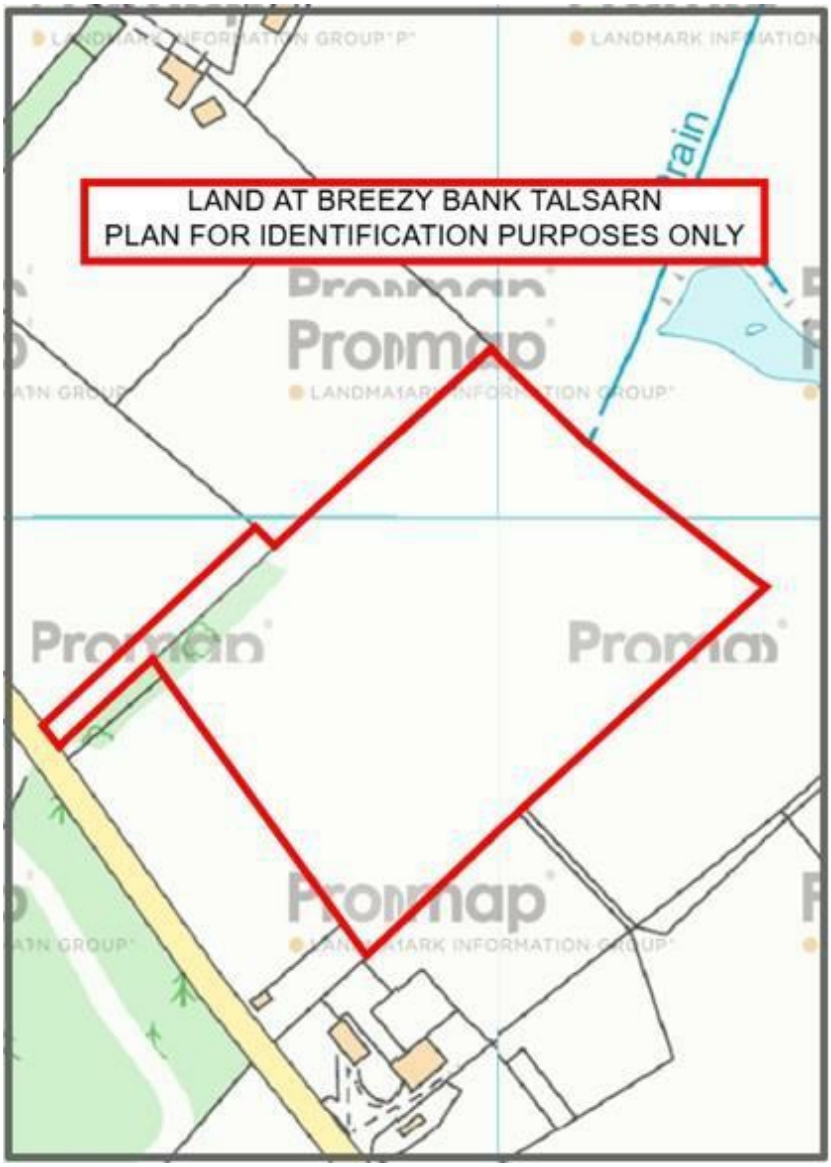
A diversely appealing parcel of some 7.8 acres of land in an attractive locality offering diverse appeal. The land is accessed via an entrance gate leading to initially a grassed private lane that leads to the main paddock tucked away form the road for privacy and seclusion.

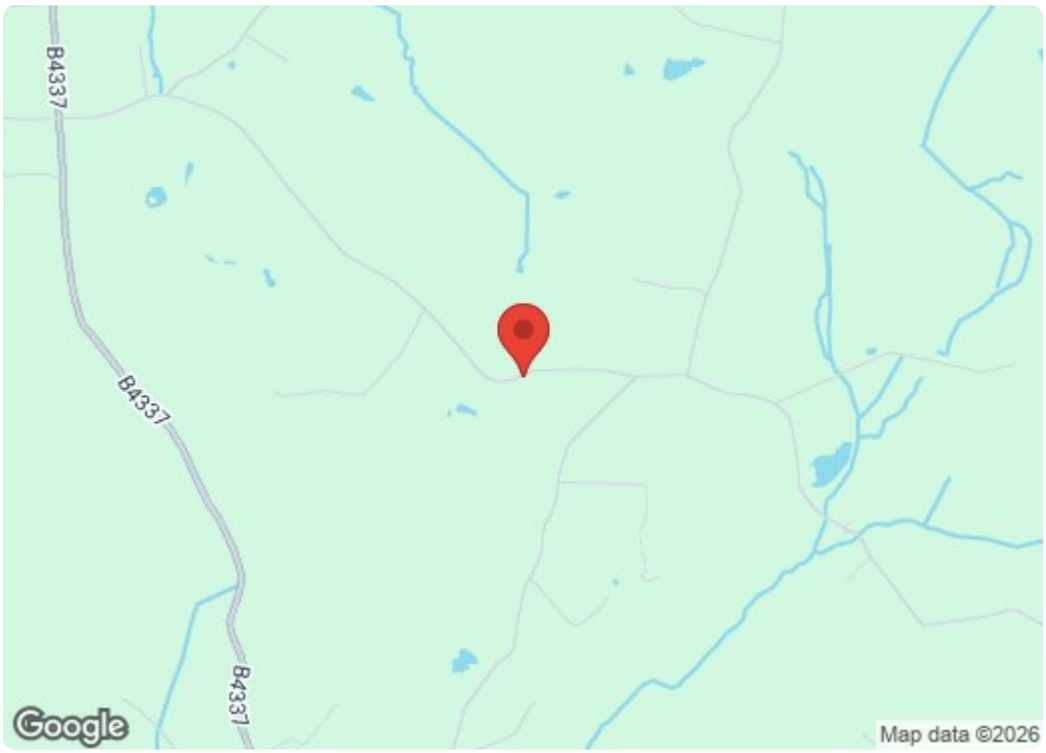
Services

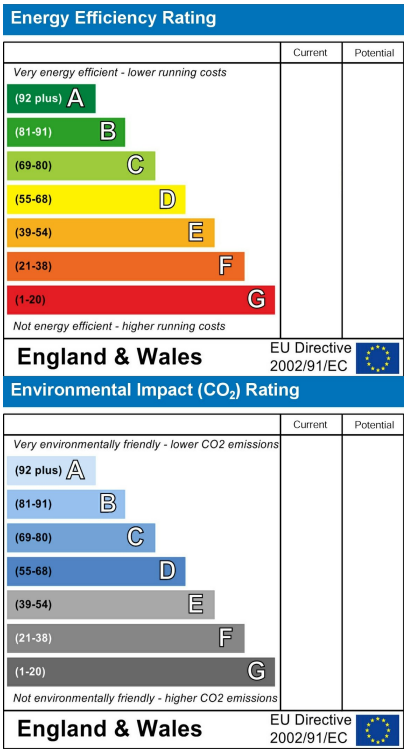
There are no mains services connected to the land

Mode of sale

Interested parties are invited to submit their best and final offer for the purchase of the property in writing to the selling agents by 12 noon Friday the 10th July 2026.
These should be in a sealed envelope marked 'Land part of Breezy Bank' or alternatively via email lampeter@evansbros.co.uk
By entering this process the vendors or their representatives are not obliged to accept the highest or indeed any offer for the purchase of the property and reserve the right not to disclose any offers submitted.







5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,