

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Land at Bryntairllyn Penuwch, Tregaron, Ceredigion, SY25 6RA

Informal Tender £25,000

***** For Sale via Informal Tender, Best Offers to be received by 12 noon on Thursday 8th December 2022 *****
Guide Price

A particularly attractive parcel of grazing / amenity land in a attractive rural position with a scenic outlook over the surrounding countryside. A well fenced pony paddock (approx 1.5 acres) and an area of conservation land (0.5 of an acre) of some 2 acres in total having road side frontage in a particular attractive locality on the outskirts of the rural community of Penuwch convenient to Tregaron, Aberaeron and Aberystwyth.

Location



The property is attractively located adjoining the Penuwch to Blaenpennal roadway, in the upper reaches of Aeron Valley, just opposite Llyn Fanod a local land mark in a elevated position with far reaching views towards the Cambrian mountains

Description



A rare opportunity of acquiring a small parcel of land in a particularly attractive position being well fenced, currently a pasture paddock being ideal for pony paddock/ amenity purposes or those with conservation interests at heart. Rarely do parcels of land such as this come for sale and the opportunity should not be missed. The land comprises of one single paddock, laid to pasture with extensive roadside frontage for ease of access, having access via galvanized gateway. There is also an further area of approx 1/2 an acre of more conseravtion type land high in amenity value and ideal for those having nature conservation interests at heart, or even for the potential establishment of a pond (STC)

Services

We are advised there are no services connected.

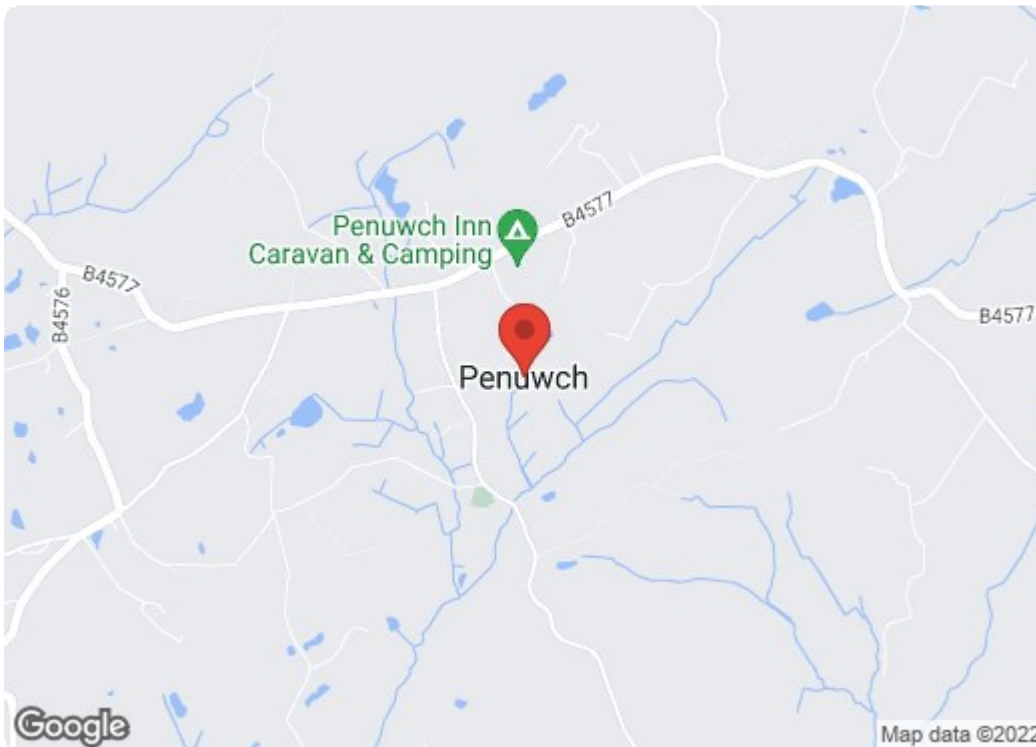
Method of Sale

The land is offered for sale by Informal Tender and Best and

Final Offers are invited by 12 noon on Thursday 8th December 2022. The tenders should be submitted to Evans Bros Estate Agents Lampeter

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.



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



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
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