

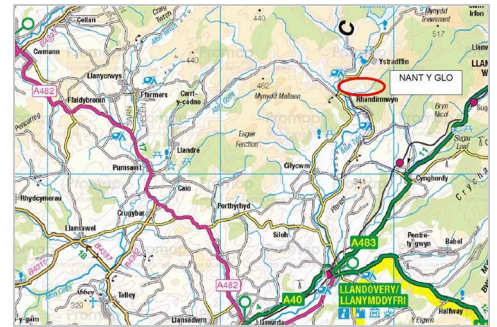
EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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LOT 3 - Nant y Glo Rhandirmwyn, Llandovery, Carmarthenshire, SA20 0PB

Guide Price £681,000

227 ACRES OF ENCLOSED UPLAND MOUNTAIN LAND ***GUIDE PRICE: £3,000 PER ACRE***

AN INCREASINGLY RARE OPPORTUNITY OF PURCHASING A TRADITIONAL UPLAND FARMING UNIT OF 227 ACRES LOCATED IN THE HEART OF THE CAMBRIAN MOUNTAINS, 7 MILES NORTH OF LLANDOVERY, 17 MILES LAMPETER, 20 MILES BUILTH WELLS.

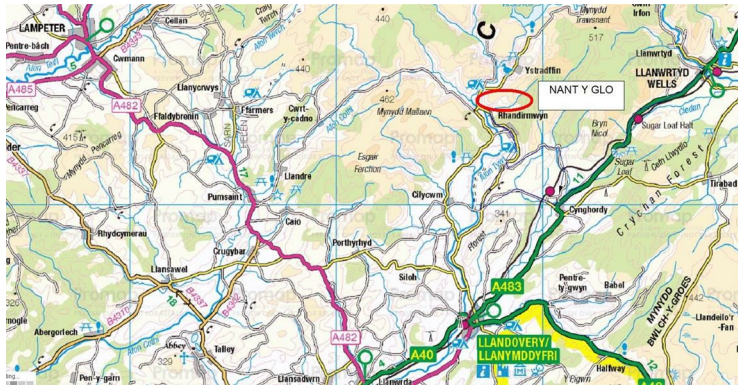
LOCATION

Nestling in a valley setting in an area known as Nant y Bai, approximately 1 mile north of the historic village of Rhandirmwyn, some 7 miles north of the Towy valley and market town of Lampeter and some 3 miles south of the source of the river Towy at Llyn Brianne. The property is located approximately 17 miles east of Lampeter and some 20 miles west of Builth Wells. The homestead lies in a sheltered position approximately 150 metres above sea level with the upper land forming part of the upland grazing land forming part of Lot 3 rising to approximately 440 metres above sea level.

METHOD OF SALE

The farm is to be offered for sale by private treaty in one lot.

DESCRIPTION



Nant y Glo comprises a traditional upland farm being mainly unimproved with a delightfully situated peaceful homestead nestling in an attractive sheltered valley setting surrounded by its own lands.

APPROX 227 ACRES OF ENCLOSED UPLAND MOUNTA



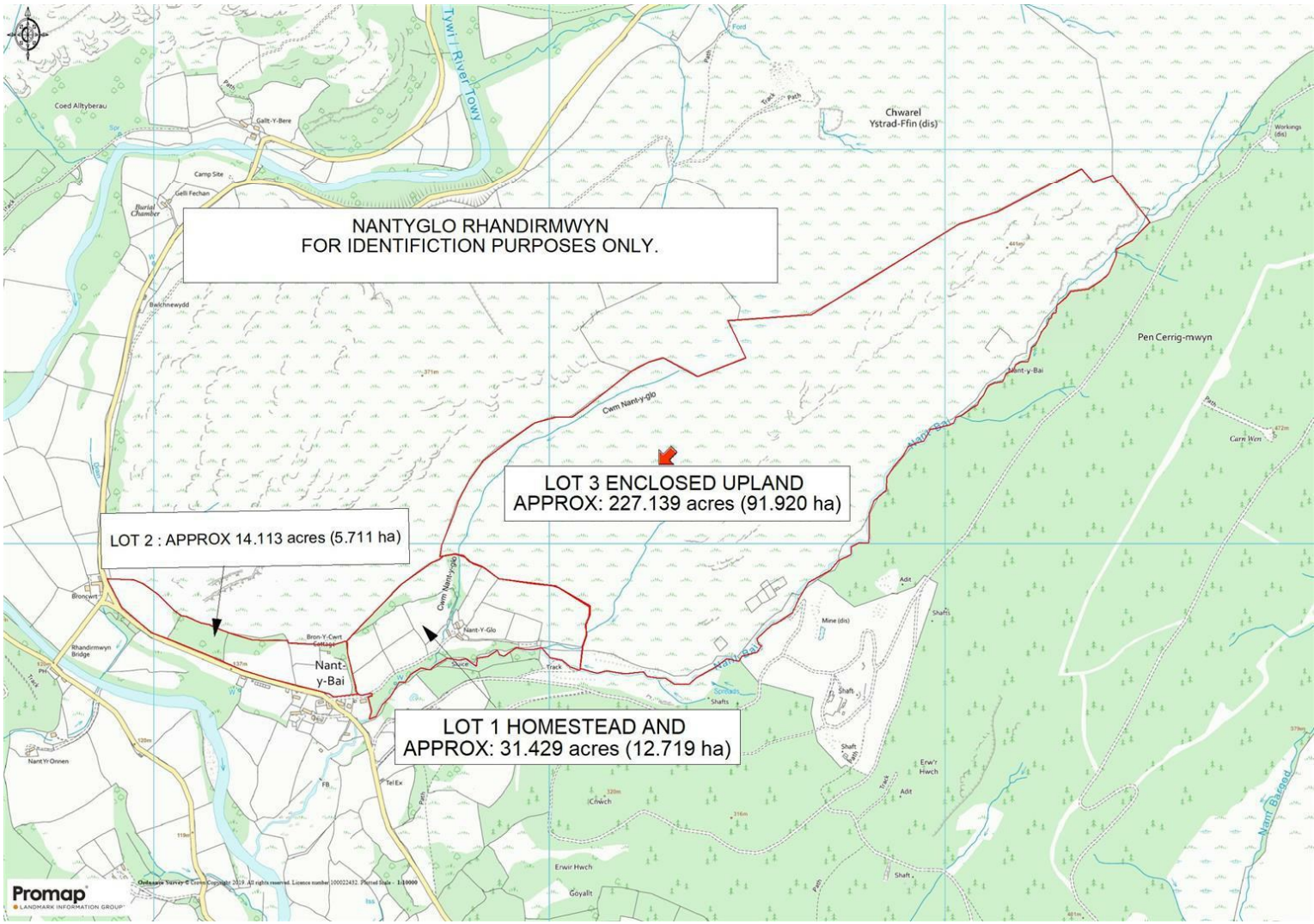
with stream frontage to the south eastern boundary. This rises to approximately 440 metres above sea level.

RIGHTS OF WAY

We understand that none of the properties are affected by any public rights of way, conveyances to confirm subject to local authority searches.

TENURE

The property is offered for sale freehold and vacant possession will be offered on completion.



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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