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**OnTheMarket.com**

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**Land lying to the East of Cwmgogerddan Crugybar, Llanwrda, SA19 8TR**

**Informal Tender £8,000**

A rare chance to purchase a small parcel of land in a scenic rural location near Crugybar. This block of approx 0.6 acres has the benefit of a very useful hardstanding area making it ideal for storage of silage, vehicles & so on, the remainder of the land is overgrown & in need of clearing.

**\*\* FOR SALE BY INFORMAL TENDER - GUIDE PRICE - £8,000 \*\***

**\*\* INFORMAL TENDERS TO EVANS BROS, MART OFFICE, LLANYBYDDER BY 12 NOON ON WEDNESDAY THE 14TH OF MAY 2025.**

## Location



Situated in a rural location within the picturesque Cothi Valley, although rural the parcel of land is convenient to the A482 giving easy access to nearby Market Towns to include Llandeilo, Lampeter and Llandovery.

## Description



A rare chance to purchase a small block of land with a very useful hardstanding area, of diverse appeal & of interest to investors, conservationists & so on.

## Mode of Sale

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12 NOON ON WEDNESDAY THE 14TH OF MAY 2025.

Tenders should be submitted to Evans Bros Auctioneers & Estate Agents Llanybydder and will be accepted by email, post or in hand but must be in writing and received by the closing date.

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 and reserve the right to end the tender process early or withdraw the property from the tender process

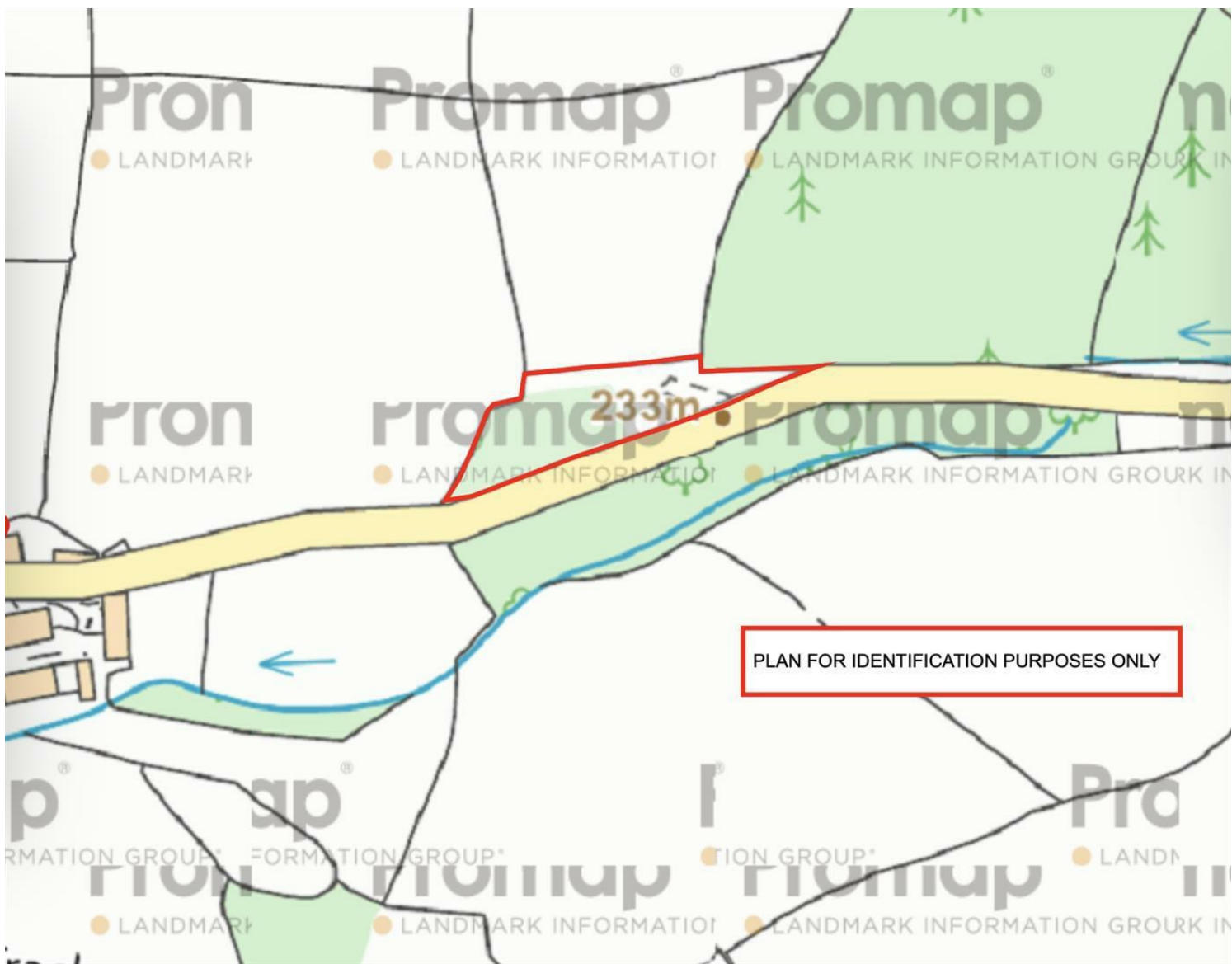
## Directions

What3Words: lance.nitrate.dummy

## Right of Way



Please note there is a right of way through the land for access to the adjacent field as pictured.



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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



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