

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: (01570) 422395 Fax: (01570) 423548 **Website: www.evansbros.co.uk**



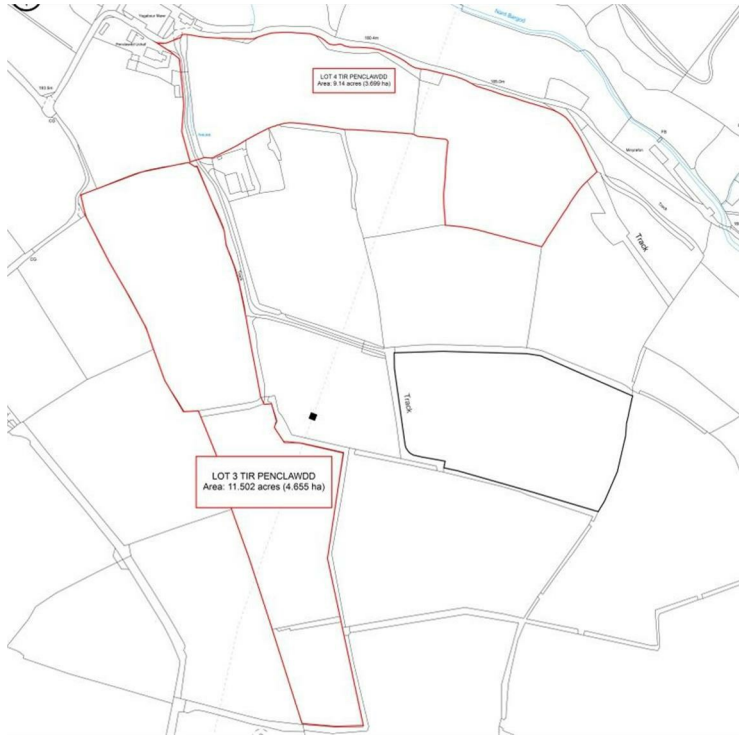
Lot 4 Land at Tir Penclawdd Uchaf, Rhos, Llandysul, Carmarthenshire, SA44 5HF

£90,000

A healthy parcel of 9 acres of productive pasture land being well fenced and with natural water supplies in a great position with far reaching views over open country side and located just off a council maintained roadway.

Lot 4 - 9 acres divided into 2 fields with field shelter - Guide price £90-100,000

Location



Situated in a noted agricultural locality, approx half a mile from the rural community of Rhos in North Carmarthenshire. The land is located at the termination of a council maintained no through road

Description



A healthy parcel of productive pasture land recently subject to significant investment and improvement by reseeding, refencing, new gates and water troughs, now ready for production. The land is mostly capable of being cropped/harvested and is ideal for those seeking a starter farming unit or even for equestrian purposes. Water is from a spring on the land.

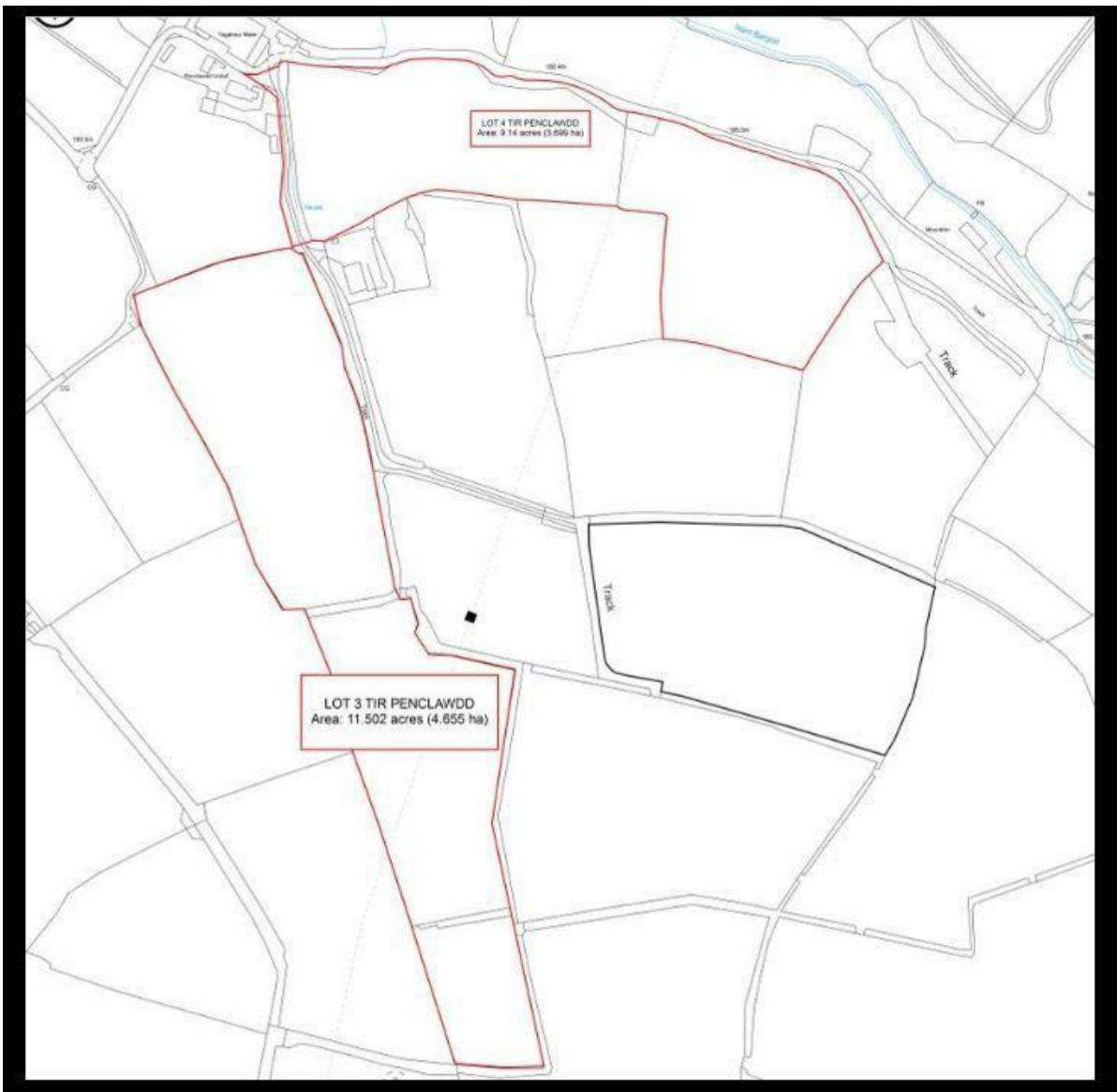
LOT 4



A parcel of some 9 acres divided into two level to gently sloping fields with a useful field shelter on a gravelled base making an ideal stable/loosebox. With road side frontage to a council maintained no through road, this is a great opportunity to purchase a productive parcel of land suiting a range of uses.

FIELD SHELTER





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



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.,