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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
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Lot 1 - Land at Coed y Foel Prengwyn, Llandysul, SA44 4LS

Asking Price £450,000

An inherently productive parcel of approx 63.5 acres made up mainly of grazing / cropping land along with some broadleaf woodland. The land is divided into several convenient enclosures & is situated in a noted agricultural locality, being accessible to a large surrounding area and would be an ideal addition to an existing enterprise.

** 107 Acres available in all as per the plans, offers invited for the whole or parts thereof **

Location



Located in a noted agricultural locality between Prengwyn & Llandysul with the Coed y Foel nature reserve a short distance away providing walks through lovely broadleaf woodland with a stream and beautiful views. Only approx 1 mile from the local village of Prengwyn & some 2.5 miles North of the the popular town of Llandysul.

Description



A rare opportunity of purchasing a large block of agricultural land being ideal for grazing or cropping purposes in one convenient block. The land is a mix of fairly level to more sloping pasture land with the northern block being in particularly good heart with connecting gates and mature hedgerow boundaries. There is also some broadleaf woodland to the north-eastern boundary.

Access



The land can be accessed via the northern side, as pictured, which adjoins a quiet council roadway.

Northern Section



This section of land is in particularly good heart & is made up of 12 pasture enclosures along with some woodland. This land can be accessed via the southern section of the land or through an independent access adjoining a council no through road on the northern end.

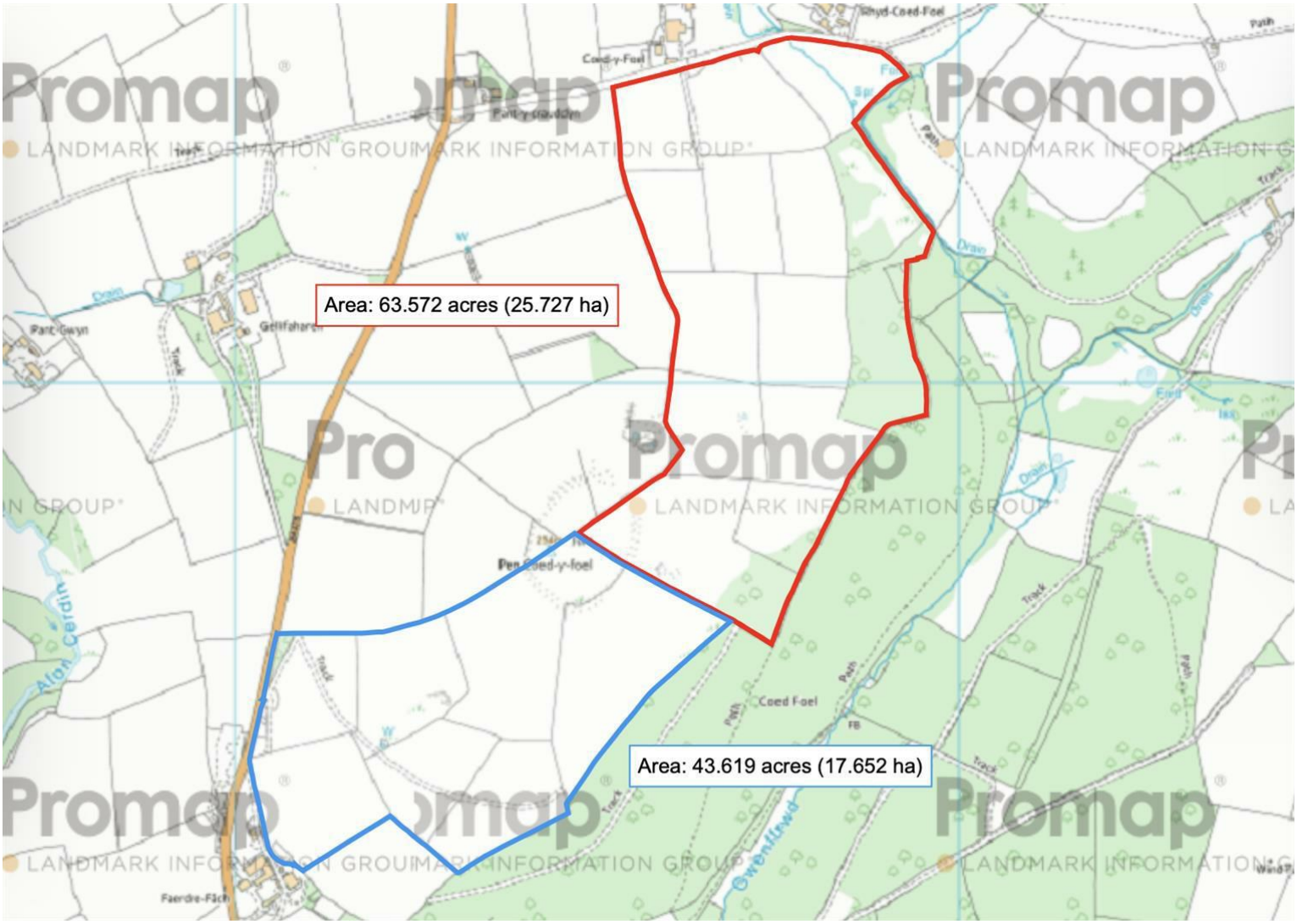
Services

We are informed that there is a natural water supply to the Northern section of the land.

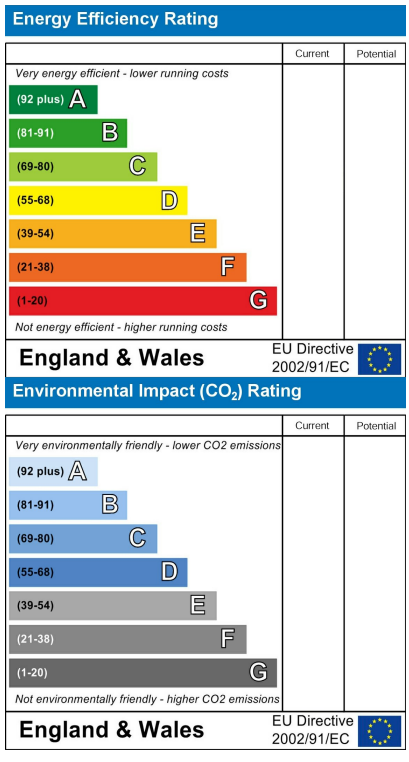
Directions

What3Words: kind.escalated.blessing

The land is best approached on the B4476 heading south from Prengwyn towards Llandysul, from the Prengwyn crossroads take the B4476 road south towards Llandysul for approximately 1/2 a mile where you will come to the gated entrance to the land on your left hand side.







EVANS BROS.

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

EVANS BROS.

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

EVANS BROS.

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

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