EVANS BROS.
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Established in 1895
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Land at, Maes Isaf Pencarreg, Pencarreg, Llanybydder, Carmarthenshire, SA40 9QG

Offers Over £7,000

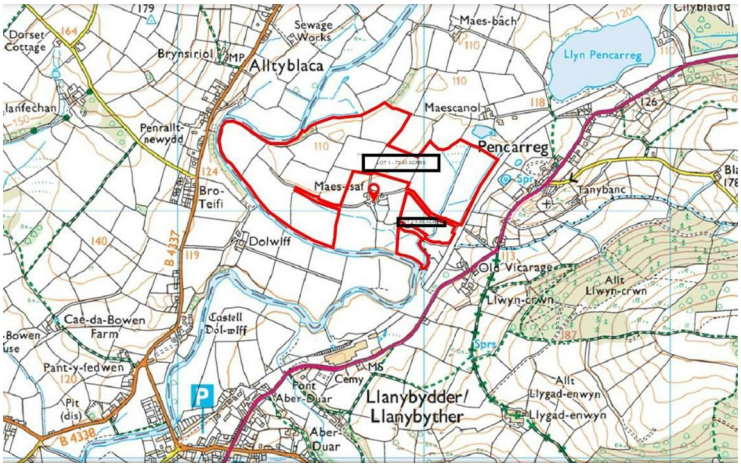
OFFERS OFFER £7,000 PER ACRE

A SUPERB OPPORTUNITY OF PURCHASING A PRODUCTIVE PARCEL OF APPROX 85 ACRES OF FERTILE TEIFI VALLEY MEADOWS AND LANDS WITH RIVER FRONTAGE.

WITH NEARLY ALL THE LAND HAVING BEEN RESEEDED IN RECENT YEARS AND REGARDED AS ONE OF THE BEST PARCELS OF LAND IN THE AREA - A CHANCE NOT BE MISSED.

AVAILABLE AS A WHOLE OR IN TWO LOTS OF 75.45 ACRES & 9.86 ACRES.

LOCATION



Situated on the banks of the River Teifi with low lying river meadows and undulating fields adjoining this is located in a particularly productive locality in the mid reaches of the Teifi Valley just North of Llanybydder.
Access is provided off a hard based lane directly off the A485 roadway for convenience.
Mainly lying at approx 100 m above sea level and rising to some 123 m this low lying parcel of land is early growing and in an area where grass grows in abundance.
Approx half a mile north of Llanybydder and some 6 miles south of Lampeter this is located in a popular agricultural region.

DESCRIPTION

THIS IS REGARDED AS ONE OF THE MOST PRODUCTIVE PARCELS OF LAND IN THE AREA, MAINLY CONTAINED ON THE FERTILE RIVER TEIFI MEADOWS WITH FURTHER UNDULATING LAND ADJOINING
IT IS DIVIDED INTO GOOD SIZED FIELDS FOR MODERN AGRICULTURAL MACHINERY.
THE LAND HAS BEEN SUBJECT TO A COMPREHENSIVE IMPROVEMENT AND RESEEDING PROGRAMME AND HAS SUPERB CLOVER RICH LEYS BEING IDEAL FOR GRAZING OR FORAGE PURPOSES.
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RIVER MEADOWS

RIVER FRONTAGE

LAND

VIEWING

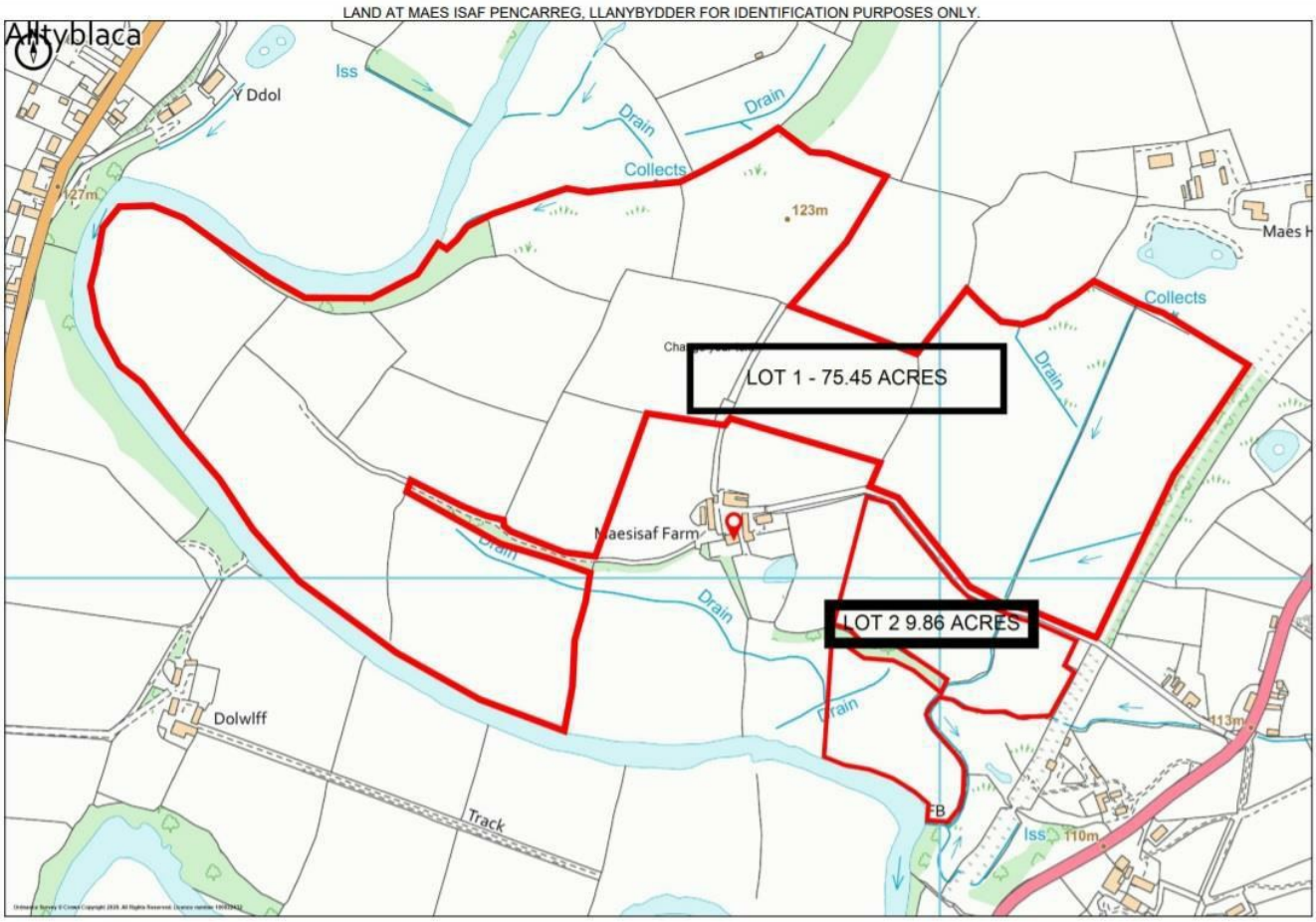
PLEASE CONTACT THE AGENTS TO ARRANGE A VIEWING

FENCING OBLIGATIONS

THE LAND OFFERED WILL INVOLVE THE DIVIDING OF SOME OF THE FIELDS AROUND THE HOMESTEAD.
SUCCESSFUL PURCHASERS WILL BE RESPONSIBLE FOR ERECTING THESE NEW FENCED BOUNDARIES.

WAYLEAVES AND RIGHTS

THE LAND IS BEING SOLD SUBJECT TO ALL WAY-LEAVES, EASEMENTS AND RIGHTS OF ACCESS TO INCLUDE PEDESTRIAN RIGHTS ALONG THE RIVER BANK ASSOCIATED WITH THE FISHING RIGHTS THAT ARE OWNED BY LLANDYSUL ANGLING CLUB.



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