By Informal Tender - Breathtaking location. Diversely appealing mixed use land. Brechfa Forest, West Wales

Land at the Centre of Brechfa Forest, Gwernogle, Carmarthen, Carmarthenshire. SA32 7SA.

REF: A/4790/LD - Guide Price

£50,000

*** For Sale by Informal Tender - Tenders close at 12 Noon on Monday 16th November 2020 *** Guide Price: £50,000

*** An exciting and rare opportunity awaits *** Diversely and highly appealing mixed use parcel of land - Picturesque location *** In all extending to approximately 10 acres *** With a 3 acre pasture paddock - Recently fenced and gated *** Spectacular views *** 1.5 acres of woodland - Mixed species *** 6 acres of habitat, amenity, conservation land with native walkways and paths along with two Wildlife ponds and springs - A haven for local Wildlife *** A true beauty awaits *** An outstanding setting

*** Nestled in the centre of the renowned Brechfa Forest *** Escape the hustle and bustle *** Peace and tranquility - Total isolation *** Business potential, glamping site, etc. (subject to consent)

LOCATION

The land enjoys a breathtaking location within the centre of the Brechfa Forest renowned for its mountain biking, out-riding and forestry trails, all of which is within close proximity. Carmarthen lies within 16 miles and Swansea is within 30 miles. The land is picturesque but not remote.

INFORMAL TENDER

For Sale by Informal Tender. Tender Forms can be obtained from the Sole Selling Agents at their Lampeter Office. Tel: 01570 423 623. E-Mail: lampeter@morgananddavies.co.uk

Tenders to be received at the Lampeter Office with formal Tender Document no later than 12 Noon on Friday 6th November 2020.

PLEASE NOTE

A public footpath dissects the land and adjoins the surrounding woodland.

AGENT'S COMMENTS

There is potential to create a nature reserve or conservation centre as it lies within a great location, having an established access point.

PADDOCK

PADDOCK (SECOND ANGLE)

WOODLAND

WOODLAND (SECOND ANGLE)

PONDS

VIEW

TENURE AND POSSESSION

We are informed the land is of Freehold Tenure and will be vacant on completion.

ACCESS

Rights of way over a private track from an un-named roadway. Good vehicle access.

VIEWINGS

Block viewings only. Parking available on site. Please contact the Joint Selling Agents for viewing dates and times.

Services

No services connected at present. We are informed that mains water and electricity connections would be possible. The land also benefits from a private water supply with various natural springs.

Directions

From Lampeter take the A485 roadway towards Carmarthen. Continue through the Villages of Llanybydder and Llanllwni. On leaving the Village of Llanllwni take the left hand turning just before the Village Shop. Continue on this road and take the next left at the 'T' junction. Continue for a further 200 yards and then take the right hand turning for Brechfa. Continue over Llanllwni Mountains and after 3 miles take the left hand turning for Gwernogle, as signposted by the Agents 'For Sale' arrow. Continue on this road for a further 2 miles, continuing through the Village of Gwernogle, and on leaving the Village the entrance to the land will be located on your left hand side, as identified by the Agents 'For Sale' board and arrow. There is ample parking with easy access onto the land.

BLOCK VIEWINGS: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

Drone video available on our website - www.morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and ‘Chat to Us’.

To keep up to date please visit our Facebook and Instagram Pages

Promap V2
LANDMARK INFORMATION

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FOR SALE BY INFORMAL TENDER - SUBJECT TO CONTRACT

TENDER FORM FOR PROPOSED PURCHASE IN RESPECT OF THE PROPERTY KNOWN AS

LAND AT THE CENTRE OF BRECHFA FOREST, GWERNOGLE, CARMARTHEN, CARMARTHENSHIRE. SA32 7SA

Tenders to be returned in a sealed envelope marked

"Tender for: Land at the Centre of Brechfa Forest, Gwernogle, Carmarthen

To be received no later than **12 noon on Monday 16th November 2020** by the sole selling Agents, Morgan & Davies, 12 Harford Square, Lampeter, Ceredigion. SA48 7DT **or by email to** lampeter@morgananddavies.co.uk

1. **Total sum offered** £ (in words..... .....)

2. Name of Proposed Purchaser(s)

.....

Address: .....

.....

Tel No:..... **Mobile:**..... **E-Mail:** .....

3. Name and address of proposed purchaser(s) solicitors:- .....

.....

4. Confirmation of your offer status:-

Property to sell ☐ **Mortgage/Re-mortgage required?** ☐ **Bank Loan:** ☐

Cash offer: ☐

5. Anticipated completion date assumed as soon as possible. If other, please confirm here:-

.....

6. Any offer conditions/stipulations:- .....

.....

7. The Vendor reserves the right to accept any offer, that said, not necessarily the highest offer nor any offer

Signed (Proposed Purchaser(s)) .....

.....

Date:.....