

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Land at Hendraws Cilcennin, Cilcennin, Lampeter, Ceredigion, SA48 8RU
By Auction £125,000

***To be offered for sale by online auction on the 19th June 2025 (if not sold previously or withdrawn)

Guide Price £125,000

A delightful parcel of diversely appealing land of approximately 20 acres suiting a diverse range of purchasers. Having initially productive pasture with further delightful land more suitable for habitat/conservation with an abundance of wildlife, suiting those with an interest in sustainability and nature.

Delightfully positioned in attractive rural surroundings enjoying picturesque views, yet convenient as only approximately 15 minutes from Aberaeron on the Ceredigion Heritage Coastline.

Location



Delightfully located off a quiet country lane and convenient to the villages of Cross Inn, Penuwch and Cilcennin. Only some 7 miles inland from the Georgian harbour town of Aberaeron, some 9 miles north from Lampeter and approximately 15 miles south from Aberystwyth.

In a lovely picturesque location being privately positioned and secluded yet not being remote. This is an ideal parcel for those looking for peace and seclusion.

Description



A diversely appealing parcel of some 20 acres of land in an attractive locality offering diverse appeal. The land is accessed via a splayed hard based entrance gate leading to initially 3 productive pasture fields having attractive mature tree boundaries with a further parcel of land which is higher in habitat value and conservation with an abundance of wildlife and suiting those with conservation interests at heart. A feature of the land is its attractive border with a pretty stream known as the "Afon Bran".

One Planet Development Potential

It is the vendors opinion that there is potential on the site for a one planet development <https://www.oneplanetcouncil.org.uk/> for a sustainable and affordable way for people to live and work on their own land. This would be subject to receiving any consents required

This forward-thinking planning policy provides a genuinely affordable and sustainable way for people to live and work on

their own land, bringing social, economic and environmental benefits. It was adopted by the Welsh government in 2011 as part of its One Wales: One Planet scheme.

Services



We are informed that mains water is available nearby but not connected and mains electricity nearby but not connected. Natural water for livestock drinking purposes is available.

Tenure



Freehold.

Directions



From Lampeter take the A482 towards Aberaeron, turning right on to the B4337 just after Creuddyn bridge. Continue through Talsarn, up the hill and after approximately 2 miles at the junction just before a petrol filling station, turn right. Follow this road, taking the left hand fork and the land will be found on the right hand side after the bridge as identified by the agents For Sale board.

Agents comments



Rarely do we find such an attractive parcel of land suiting such a diverse range of purchasers which would be ideal for those with conservation/habitat interests or indeed looking for a parcel of land for livestock/equestrian purposes.

Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

Guide Prices

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

Registering for the auction

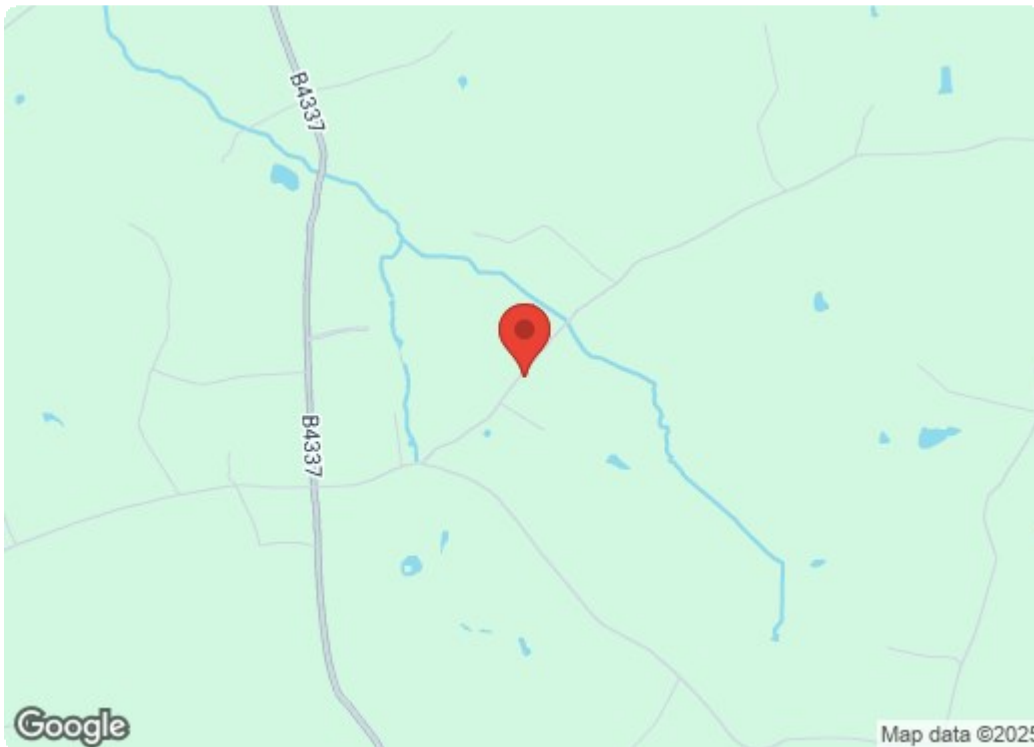
Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Cilcennin" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 17th of June 2025 and closing at 8.00 pm on Thursday 19th June 2025 (subject to any bid extensions).

LAND AT HENDRAWS CILCENNIN, LAMPETER



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LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4



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



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