

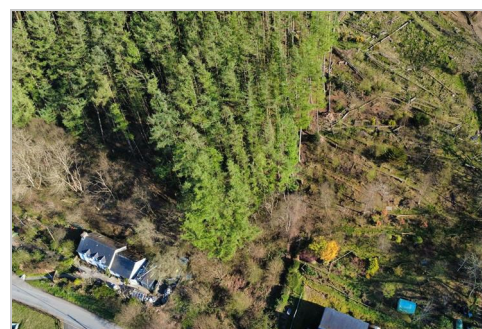
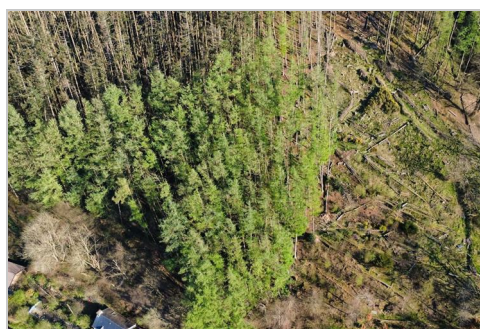
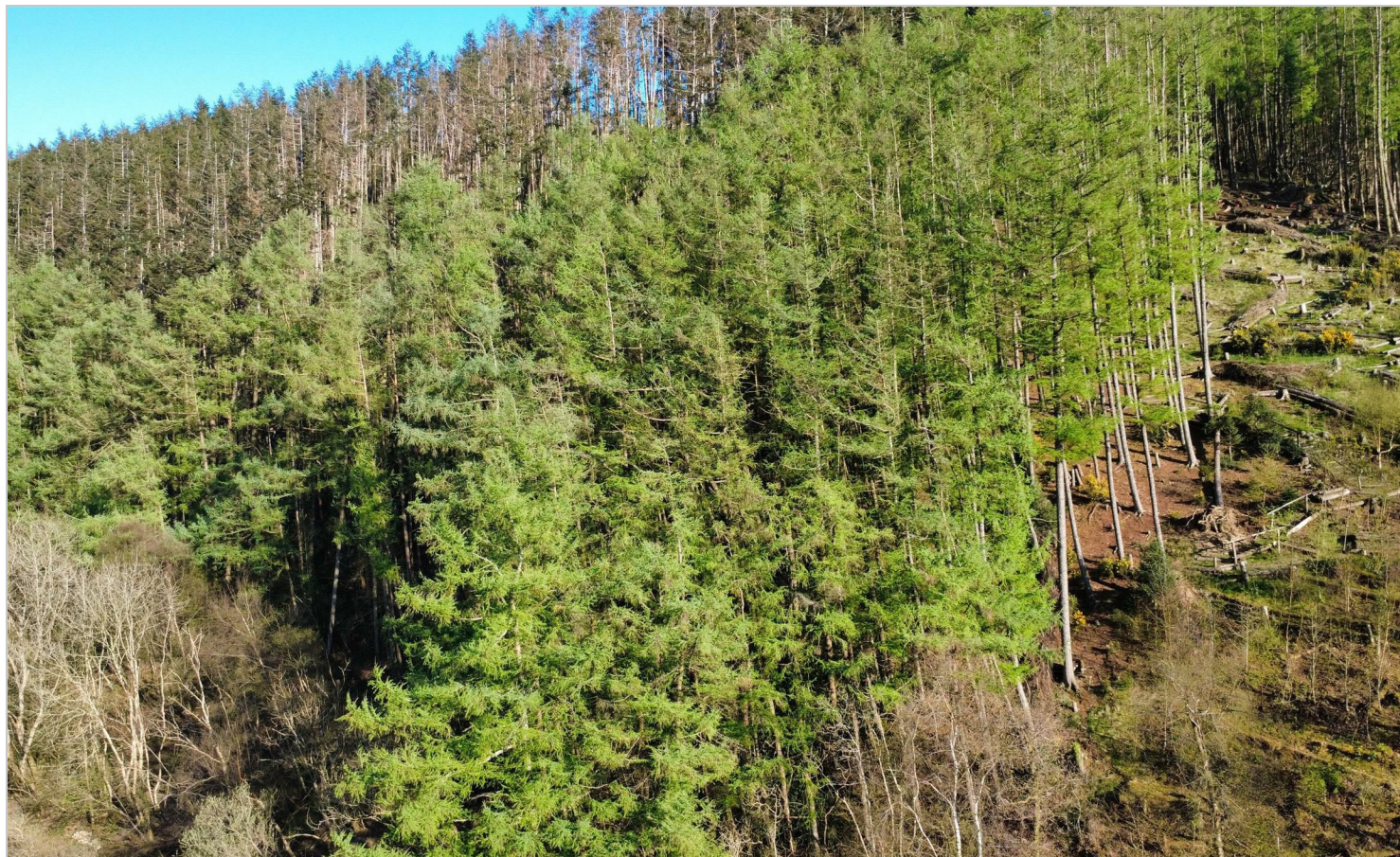


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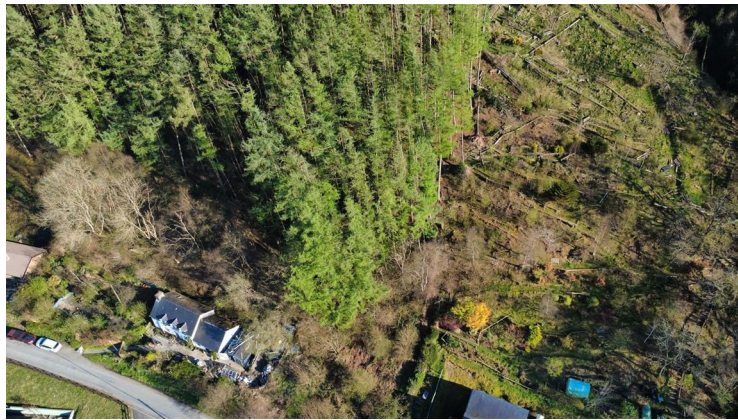
Woodland At Abermeurig Abermeurig, Abermeurig, Aeron Valley, Lampeter, Ceredigion, SA48 **By Auction ^{8DD} £15,000**

FOR SALE BY ONLINE AUCTION ON THE 19TH JUNE 2025 (If not sold previously and subject to conditions of sale)

GUIDE PRICE £15,000-£20,000

WE ARE PLEASED TO OFFER THIS PARCEL OF 1.1 ACRES APPROX OF WOODLAND IN THE AERON VALLEY. MIDWAY BETWEEN LAMPETER AND ABERAERON. OFFERING LOVELY VIEWS OF THE AERON VALLEY AND WITH LAPSED PLANNING CONSENT. THIS IS AN INCREASINGLY RARE OPPORTUNITY.

LOCATION



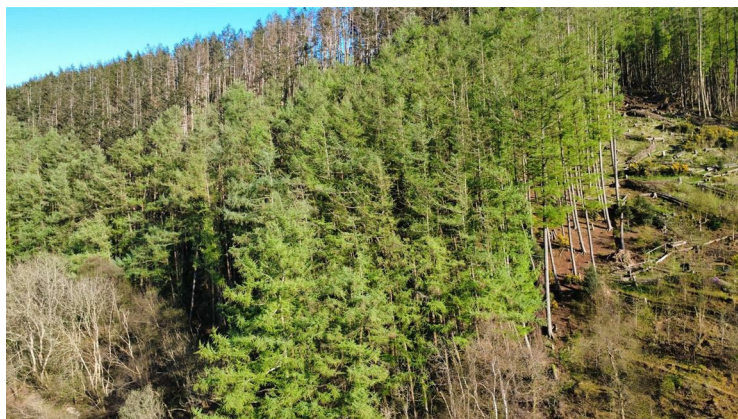
Nestling in the Aeron Valley, just outside the Hamlet of Abermeurig. About 2 miles from Felinfach with Supermarket, Shop & Post Office. Bus Service to the towns of Lampeter and Aberaeron on the coast.

DIRECTIONS



From Aberaeron take the A482 toward Lampeter. Go through Felinfach and at the edge of the village turn off left beside the village school - signed to Talsarn. At the T junction turn left and immediately Right -Signed to Abermeurig. Continue through the tiny hamlet and the woodland is then on the right with the agents board on it.

THE WOODLAND



1.1 acres of sloping amenity and coniferous woodland. With lapsed planning permission for a dwelling dating back to 2010.

PROPERTY NOTES

The planning consent was approved on 17/08/10 and has now lapsed. The property is subject to an overage payment based of 35% of the uplift in value in the event of planning consent for a more valuable use being granted within 30 years to a previous owner.

Documentation for the lapsed planning is on file with Ceredigion County Council application number A100419

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/>

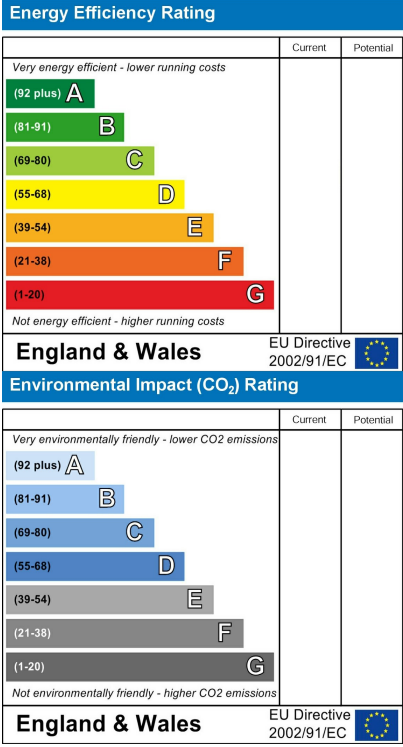
The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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 "Abermeurig" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on Wednesday 18th of June 2025 and close at 8.00 pm on Thursday 19th of June 2025 (subject to any bid extensions).

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.



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