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Plot adj Penpistyll, Talgarreg, Llandysul, Ceredigion, SA44 4EP

By Auction £50,000

For Sale by online auction on the 17th October 2024 (unless sold prior or withdrawn)

A superbly positioned rural building plot with planning consent for a contemporary designed detached 4 bed house and offered with approx 1/2 an acre of Land.

Located on the edge of the rural village of Talgarreg close to the West Wales coastline, including New Quay and Aberaeron.

The footings are in situ and therefore the plot is ready to build.

LOCATION



In our opinion one of the last remaining rural building plots located in a popular locality, just off the Talgarreg to Pontsian Roadway, in rural surroundings with attractive views.

Close to Talgarreg, a popular rural community with primary school, public house and restaurant and also convenient to the larger towns of Aberaeron, a noted destination town on the West Wales coastline and New Quay, a small fishing village renowned for its sandy beaches and also the traditional market town of Llandysul.

DESCRIPTION



A true "Grand Designs" opportunity to create your dream country retreat from scratch, with a valuable building plot set in a large plot of approx 0.45 of an acre.

The footings have been placed in situ meaning the build can be commenced immediately.

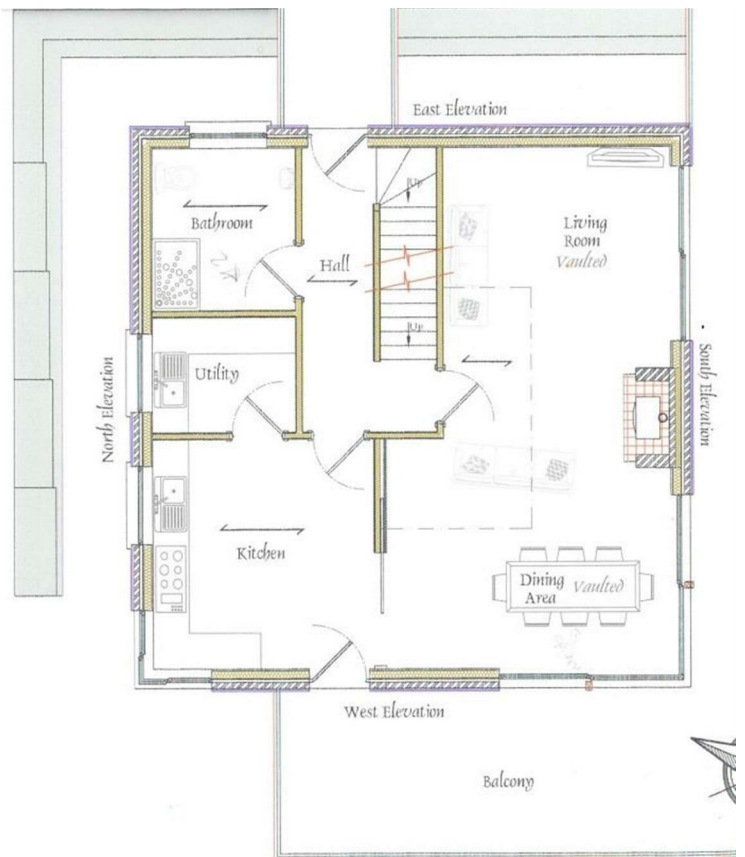
ACCOMMODATION



The accommodation has been designed to provide a family home with a difference to take advantage of the features of the site and is an "oven ready" project with all consents granted ready to build.

The works have commenced on site and is only offered regretfully for sale by the vendor due to change in family circumstances.

GROUND FLOOR

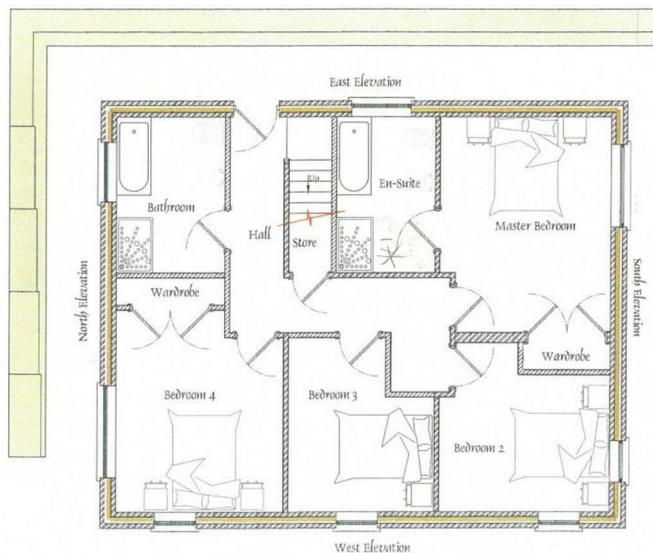


Upper Ground Floor Plan 1:75

Designed to take full advantage of the spectacular views from the site, the living room has a commanding fully glazed corner window, leading onto a full return balcony, with an open vaulted ceiling and designed to have a fire place with wood burning stove.

This leads on to a spacious kitchen, utility room and bathroom.

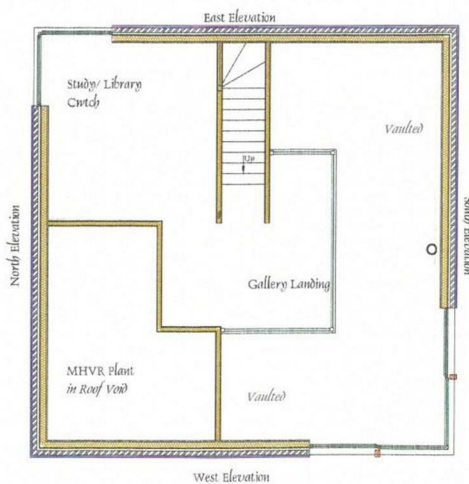
LOWER GROUND FLOOR



Lower Ground Floor Plan 1:75

The bedrooms have been designed on the lower ground floor, and offers a master suite with bedroom and spacious en-suite bathroom, 3 further bedrooms and family bathroom.

FIRST FLOOR



First Floor Plan

This has been designed to incorporate the open vaulted ceiling and also a study/cwtch.

PLANNING CONSENT

The property has the benefit of an open planning consent where conditions have been discharged and footings laid to preserve the consent with no S106 obligations and even no sprinkler systems.

The planning was granted under application no A/090404 and also has conditional approval of building regulation plans dated the 16th of April 2015.

SERVICES

We are informed that Mains water and electricity are available close by subject to connection charges and criteria.

Private drainage will required to be installed.

DIRECTIONS

From Aberaeron take the A487 South through the villages of Llwynceilyn and Llanarth continue to Synod Inn, turning left then left again onto the Talgarreg road, continue to the village of Talgarreg proceeding for approximately 1 mile and the property can be found by turning right and is then on the left hand side of this country lane, as identified by the agents For Sale board.

What3words - ties.prominent.slack

AGENTS NOTES

A rare opportunity to purchase a plot to create an individually designed home in rural surroundings. - one not to be missed.

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/>

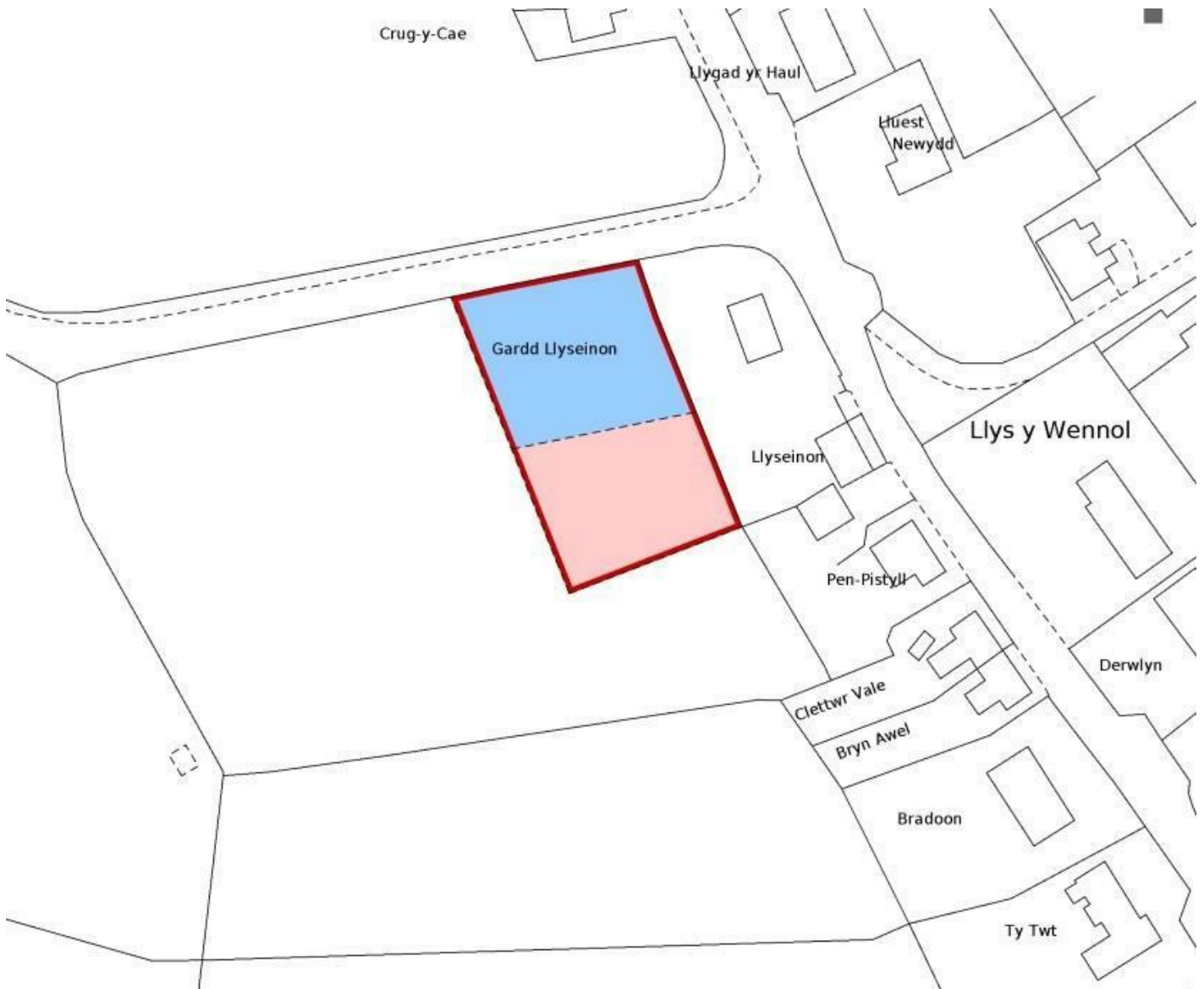
The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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 "Talgarreg" 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 16th of October, 2024 and closing at 7.30 pm on 17th of October, 2024 (subject to any bid extensions).



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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