



**Frongoch , Dol Y Bont**  
**Aberystwyth Ceredigion SY24 5LY**  
**Auction Guide**





## FOR SALE BY PUBLIC AUCTION

In a favoured agricultural area on the early growing coastal belt 94 acres of land together with abandoned farmhouse and traditional outbuildings known as

FRONGOCH  
DOLYBONT  
ABERYSTWYTH  
CEREDIGION  
SY24 5LY

**PRICE GUIDE £750,000 TO £800,000**

## SOLE SELLING AGENTS

Aled Ellis & Co Ltd, 16 Terrace Rd, Aberystwyth,  
Ceredigion, SY23 1NP. Tel – 01970 626160 or email –  
sales@aledellis.com

## METHOD OF SALE

Frongoch is offered for sale by Public Auction on Friday  
20th February 2026 at 2pm at The Aberystwyth Park Lodge  
Hotel (Llety Parc), Parc Y Llyn, Llanbadarn Fawr,  
Aberystwyth, SY23 3TZ.

On the fall of the hammer the purchaser must immediately  
pay 10% of the purchase price. Please take legal advise  
before attending the auction.

## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up  
to date identification to verify identity in compliance with the  
Money Laundering Regulations. For example: - Passport/  
Photographic Driving licence and a current utility bill.

## SOLICITORS

The solicitors acting are Humphrey, Roberts and Bott, 1  
Alfred Place, Aberystwyth, Ceredigion, SY23 2BS. Tel –  
01970 636525 or email – info@hrbsolicitors.com . REF –  
WH.

## TO VIEW

Frongoch can be viewed at any time. We advise that you  
proceed PART of the way with 4WD vehicle only. Please  
ensure that the gate is closed on departure.

## POSSESSION

Frongoch is sold with vacant possession. Completion is 28  
days from the date of auction or earlier by arrangement.

## TENURE

Freehold – Title No – CYM897898

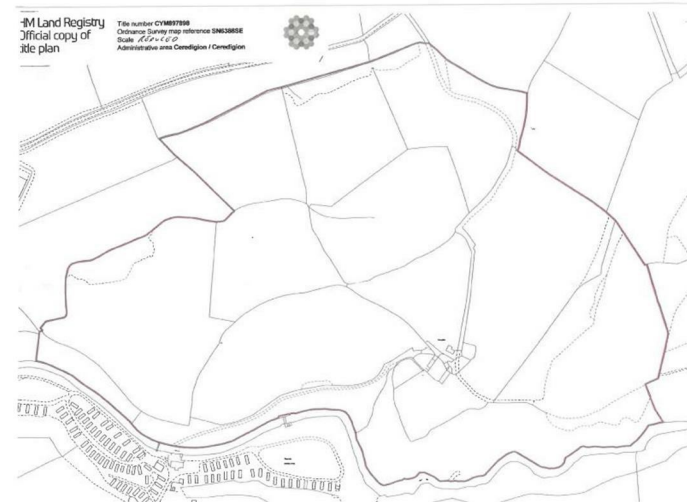
## SERVICES

Private water source only.

## PLANNING MATTERS

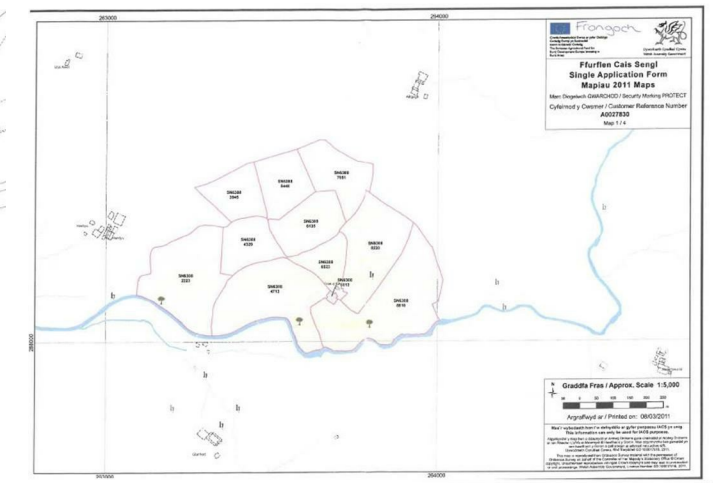
Prospective purchasers must make their own enquiries with  
Ceredigion County Council planning dept on 01545  
570881 or email - planning@ceredigion.gov.uk

## OS PLAN



We include with these particulars a copy of the IACS and  
PRO MAP plans for identification purposes. the extent of  
the land is highlighted in red on the Land Registry Plan -  
(Title No CYM897898)

## PRO MAP



## RIGHTS, EASTMENTS & BOUNDARIES

Please refer to the contract of sale. There is both a public  
footpath and Bridleway through the homestead.

## DIRECTIONS

(OS Grid Ref: SN63679 88179)

What3words – loudness.direct.ramp

From Aberystwyth proceed in a Northerly direction out of town on the A487 trunk road up Penglais Hill to Bow St. Proceed through Bow St before turning left at Rhydypennau (near the garage) on to the B4353 Borth Road (signposted). Proceed through the village of Llandre before turning right to Dolybont (immediately after the railway bridge). Continue through the village over the humpback bridge taking the fork right towards Taliesin. The track leading to Frongoch Land is on your right-hand side approx. ¼ mile further on than Henllys (the dairy farm) on the right-hand side.

## PARTICULARS OF SALE

### LOCATION

Frongoch is approached off the Dolybont to Taliesin Road, a mile or so to the East of the village of Dolybont. Local amenities are available nearby at the villages of Borth and Bow Street. The university and market town of Aberystwyth is some 8 miles or so travelling distance to the South.



## THE HOMESTEAD

Please see attached photographs.

Access to the homestead is from the Dolybont to Taliesin Road. The historical access was from the southern boundary.

## ABANDONED FARMHOUSE



## FARM OUTBUILDINGS

The outbuildings comprise of – Traditional range/ former cowshed 60' x 18' approx. comprising of

Loosebox 1 – 23'2 x 17'5

Loosebox 2 – 12'1 x 17'5 with loft over

Loosebox 3 – 26'4 x 17'5

2 Cart-houses 19' x 16' with loft over with attached derelict outbuilding.

Further traditional building – see photographS







## THE LAND

This useful parcel of land is mainly south facing with sheltered lower enclosures and natural water sources. Of the total area approximately 18 acres is non grazing land, the majority being woodland on the Southern boundary abutting the River Leri. The topography of the land is that of undulating sheep walks with more level enclosures towards the Northern boundary which rise to about 160 metres above sea level.

There are handling/ loading facilities just of the council-maintained road on the track leading to the farm.







**SCHEDULE OF ACREAGES**

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FRONGOCH, DOLYBONT**

Enclosure No	Area	Non Grazing
2223	5.76	0.98
3945	2.24	
4329	2.33	
4713	5.96	2.10
5448	2.49	
6135	2.88	
6523	1.68	0.01
6813	0.09	0.09 homestead
8610	7.09	3.21
8230	4.70	0.08
7051	2.91	
<b>TOTAL AREA</b>	<b>38.13 Hectares (94.22 acres or thereabouts)</b>	

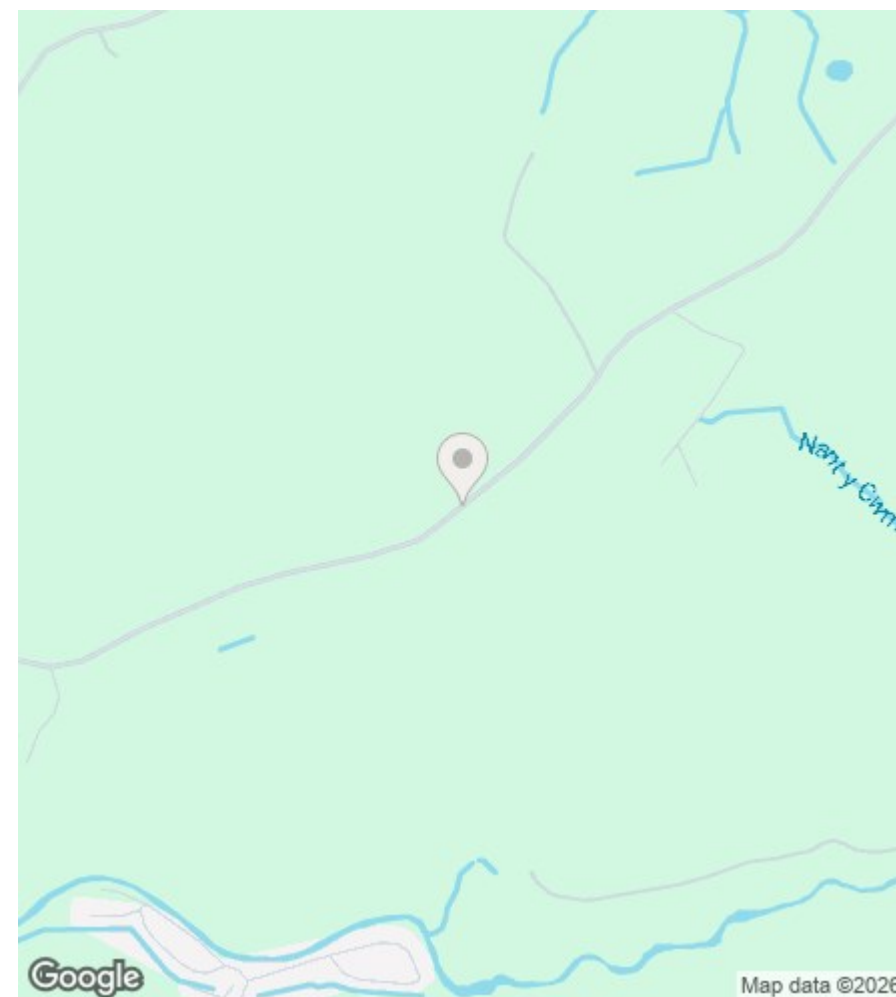


From the IACS









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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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