

EVANS BROS.

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Land & Buildings Adj Edwinsford Arms, Talley, Nr. Llandeilo, Carmarthenshire, SA19 7YR

By Auction £100,000

TO BE OFFERED FOR SALE BY ONLINE AUCTION ON THE 26TH OF SEPTEMBER 2024

(Unless sold Prior)

REALISTIC GUIDE PRICE £120,000

A large village development site with a grade II listed former bar and restaurant, previously with planning consent for redevelopment, set in approx half an acre.

Pretty village location in the Cothi Valley, Talley is renowned for its former Abbey and Lake with miles of attractive walks nearby, being close to Llandeilo, Llandovery and Lampeter

DESCRIPTION



A substantial range of buildings formerly the coachhouse and stables to the former Edwinstord Arms a coaching Inn and previously used as a restaurant and bar.

The property has unfortunately been vacant for some years and has deteriorated and ripe for refurbishment or development into other uses (subject to planning consent) The buildings in our opinion would make a great home or mixed use premises and offers huge potential.

BUILDING 1

20'0" x 32'0" approx (6.10 x 9.75 approx)



Of stone and slate construction the former bar area having exposed stone walling bar servery with feature arched window and double doors

Restaurant area 27' x 14' approx under flat roof which requires replacing

Access to former toilets

BUILDING 2

15'0" x 34'0" (4.57 x 10.36)



Stone and slate restaurant area with potential for first floor -all interconnected by flat roof single storey additions in need of refurbishment with further kitchen areas.

CAR PARK AREA



Backing onto the houses to the rear this area is where planning permission has been granted in the past for the erection of houses in this area (now lapsed).

CAR PARK AREA



The first Car Park area adjoining the road way is subject to a restrictive covenant over part to prevent any building on this area (further details from the selling agents).

PLANNING PERMISSION

There has historically been planning permission for the erection of houses on the site (now lapsed) and this along with potential conversion of the existing buildings into one or two residential units provides great potential for the speculative purchaser.

NOTE -

Please note part of the initial car park area (nearest the road) is subject to a restrictive covenant limiting any building on that part. Please refer to the selling agents for further details.

DIRECTIONS

From Lampeter take the A482 towards Llanwrda. After approx. 10 miles turn right onto the B4302 signposted Talley. Proceed along this road for approx. 4.5 miles until you reach the village of Talley and the development site and 2 barns will be found on your left hand side with an Evans Bros For Sale Board.

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 £1000 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

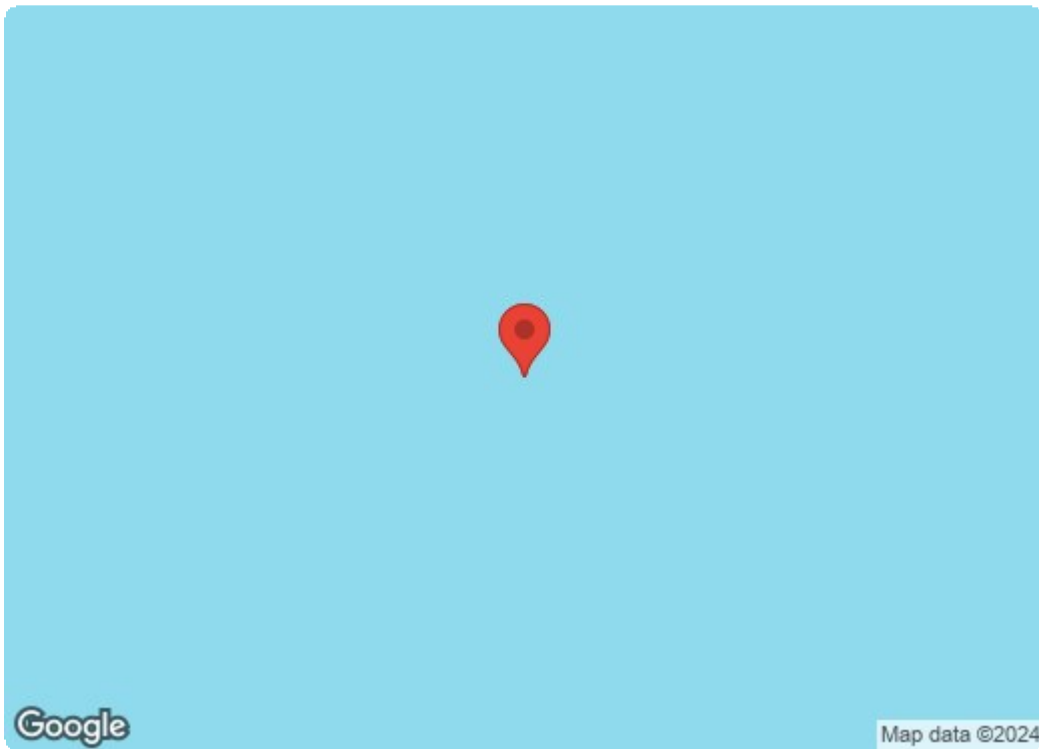
price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to 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 "Talley: 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 25th of September 2024 and closing at 7.45 pm on Thursday 26th September, 2024 (subject to any bid extensions).

VENDORS SOLICITORS

Miss. Amanda Owen, Messrs. Williams & Bourne, 1 Harford Square, Lampeter, Ceredigion. SA48 7HD Tel. 01570 422 206



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