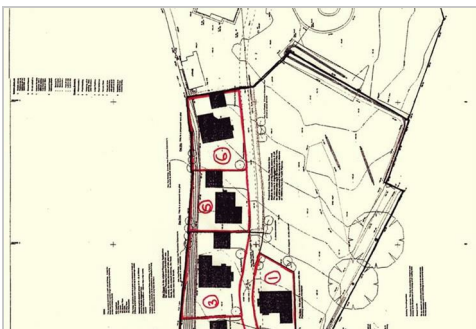


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



**Development Land at, Twin Lakes, Pant-Y-Dwr, Rhayader, Powys, LD6 5LR**  
**By Auction £225,000**

\*\*\* GUIDE PRICE: £150,000 - £200,000 \*\*\*

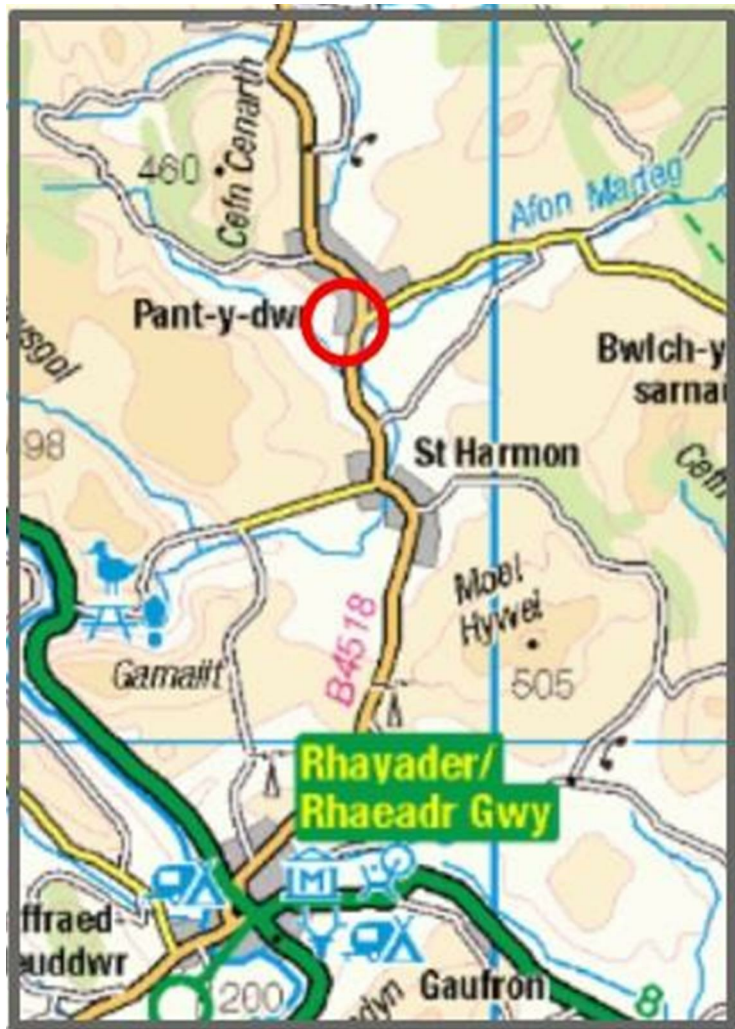
To be Offered for sale by Online Auction on the 12th December.2024 (unless sold prior or withdrawn)

1.6 acres of Development land with a certificate of lawful use for plots 1,3,4, 5

A rare opportunity of acquiring a development site for up to four building plots with access off a private lane with a certificate of lawful use confirming commencement of development with footings in situ for one plot being ideal for immediate commencement. It is also to include a further area of amenity land, with further paddock and amenity land, in all approximately 1.6 acres.

Joint Sole Selling Agents - Messrs. David Parry & Co., Estate Agents

## LOCATION



Located in the picturesque village of Pant y Dwr some 4 miles north of Rhayader and some 6 miles south of Llanidloes, located in pretty countryside in mid Wales, an area popular with those having country pursuits at heart and also convenient to the larger towns of Llandrindod Wells, Builth Wells, Newtown and Aberystwyth.

## DESCRIPTION



An opportunity of purchasing a development site having commenced with a certificate of lawful use offering up to four building plots with footings in situ for plot 1 for a detached 4

bedroom house and with water connected to two plots.

The site in total is approx 1.6 acres and provides a great opportunity for a speculative purchase or for owner occupation.

### PLANNING CONSENT Application 24/0005/CLP

The property has planning consent by certificate of lawful use of development being application 24/0005/CLP confirming that the proposed works were granted planning permission under application number PR499704 dated 17th October 2002 which has been lawfully implemented and remains extant for plots 1, 3 and 4 at Twin Lakes, Pant y Dwr, Rhayader.

Pictures are enclosed on our listing of the property when the footing were laid to illustrate the works that have been carried out historically.

### APPLICATION 24/0006/CLP

Certificate of Lawfulness for proposed erection of two dwellings at plots 5 and 6 as granted by planning permission PR499706 dated 06/10/2003 which remains extant and has been lawfully commenced. Plot 6 now called Rosemary House has been constructed and sold some years ago and is not part of this sale.

### 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/>

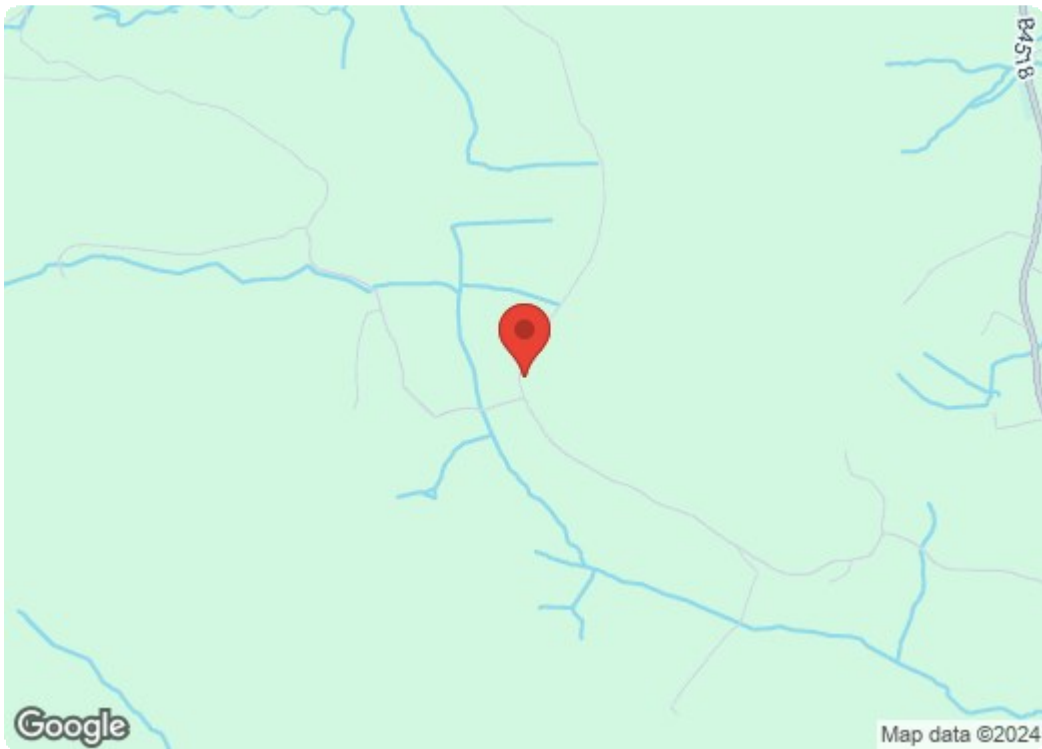
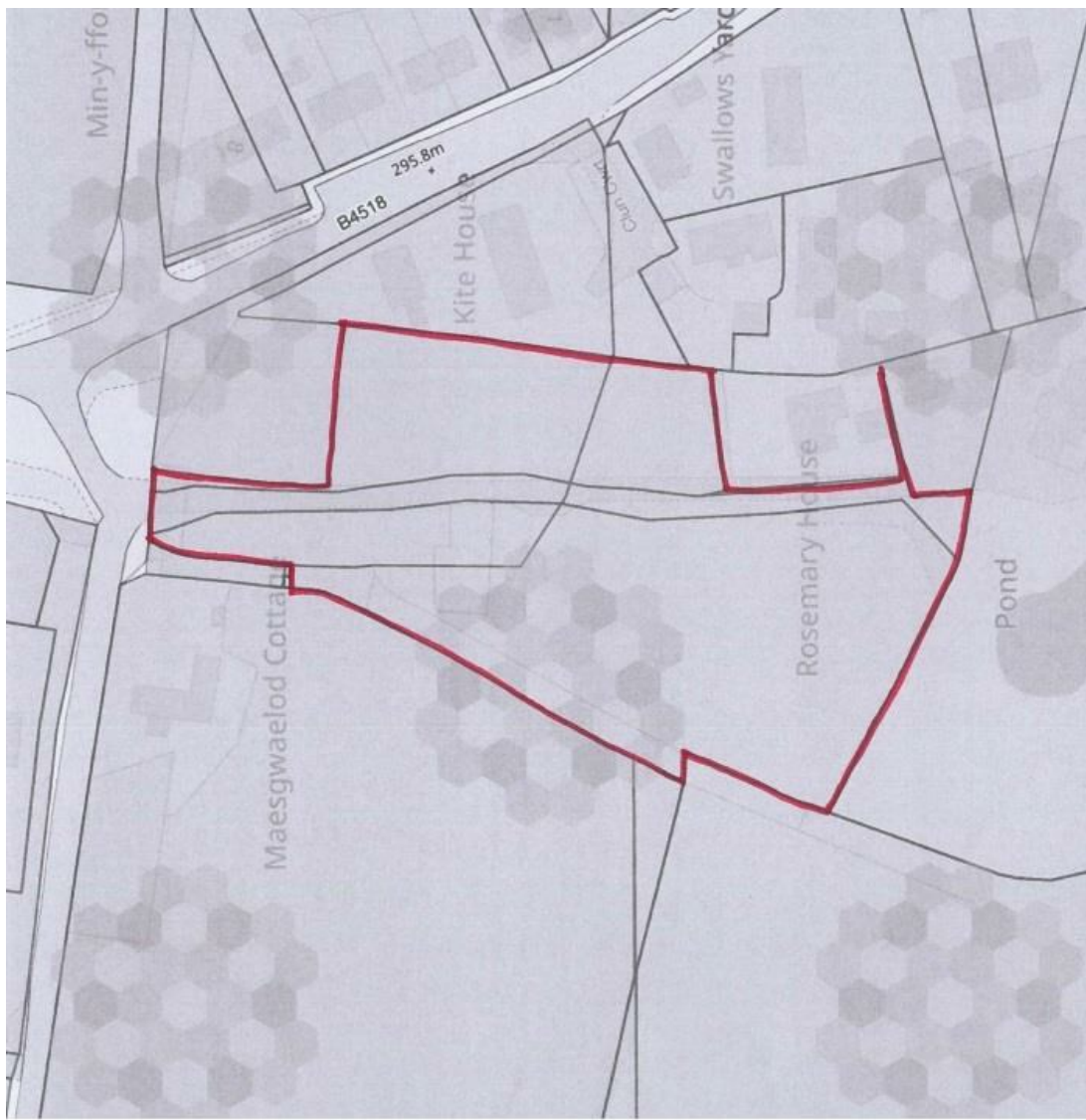
The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

### 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](http://www.evansbros.co.uk) search for "Pant Y Dwr" 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 11th December 2024 and closing at 7.45 pm on ,12th December 2024 (subject to any bid extensions).



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
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CEREDIGION, SA46 0AS  
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**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,