

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



3.84 acres Adj Falcondale Lake Silian, Lampeter, Ceredigion, SA48 8AP
By Auction £35,000

To be offered for sale by online auction ending on the 13th of February 2025 (unless withdrawn or sold prior)
 Guide Price £35-40,000

A delightfully situated 3.84 acre parcel of land, nestling in a private setting yet only approx 1 mile from Lampeter adjoining the noted Falcondale lake.

An enchanting parcel of awaiting to be rediscovered adjoining the iconic Falcondale Lake in a private yet accessible location only approx. Mile from Lampeter

This parcel of land of interest to those with conservation or amenity interests, The property was granted planning consent in 1964 for 15 caravans (now lapsed) see legal pack.

LOCATION



Located in a private yet accessible location just off the Lampeter to Aberaeron roadway only approx 1 mile from Lampeter and adjoining the iconic Falcondale lake.

DESCRIPTION



A delightful parcel of land having been un-occupied for a number of years and has been left to mature with some lovely trees, but we are informed historically grazed, this parcel of land would suit those with conservation or amenity interests.

In our opinion this is a lovely and enchanting parcel of land, somewhere to escape from the hustle and bustle of everyday life and enjoy the wildlife of the area.

There is a pretty rambling stream on part of the boundary that feeds the lake.

SERVICES



It is believed that there has been a mains water pipe that

crosses the site but it is not clear if there is a current connection - Legal pack to confirm

PLANNING PERMISSION

There have been various historic planning applications for the property with one approved in 1964 for a caravan park for 15 caravans now lapsed Please refer to legal pack

DIRECTIONS

From Lampeter take the A482 towards Aberaeron for approx 1 mile just after the laybys either side of the road and immediately after passing the bridge take the next right hand turning and the land is on the right after Falcondale Lake.

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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/>

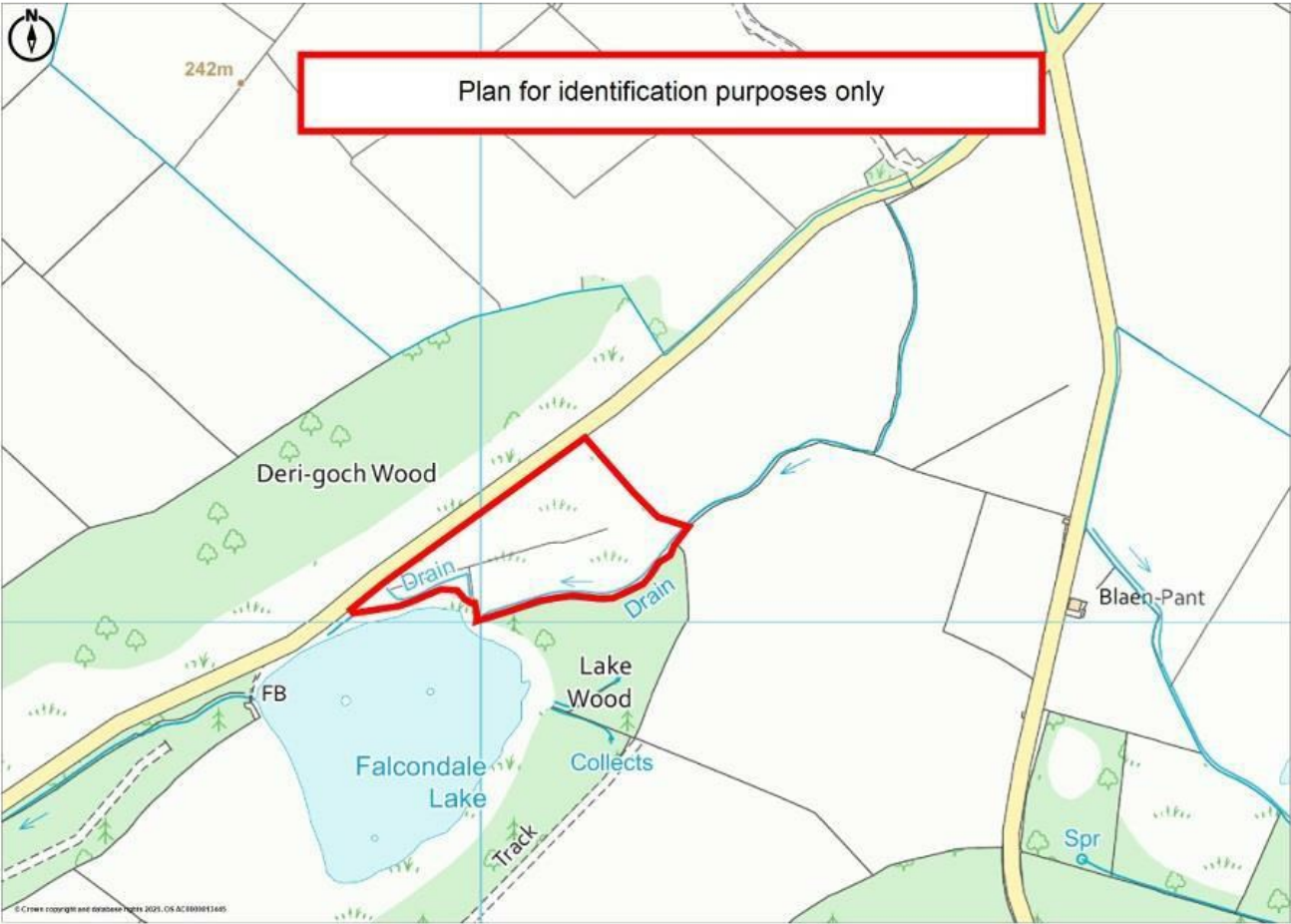
The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

REGISTERING FOR THE AUCTION

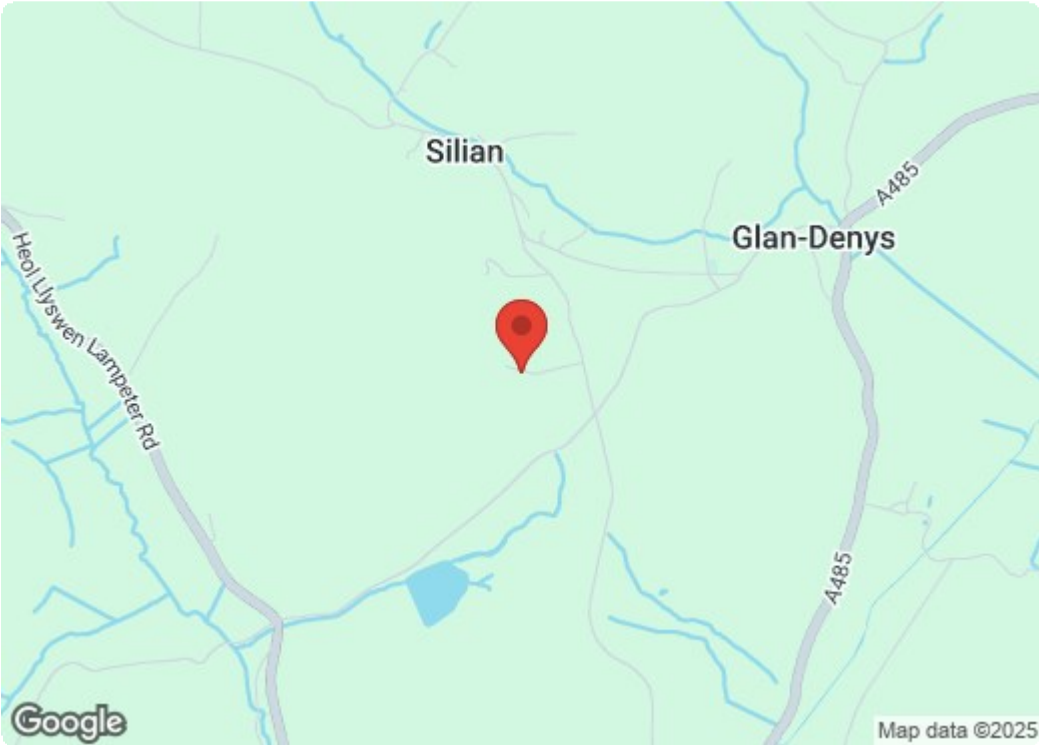
Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Lampeter" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 12th of February 2025 and closing at 8.00 pm on Thursday 13th February 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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LANDMARK INFORMATION Plotted Scale - 1:5000. Paper Size – A4



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



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MART OFFICE, **LLANYBYDDER**,
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1 MARKET STREET, **ABERAERON**,
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