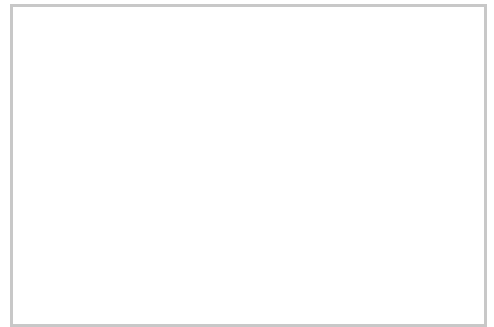


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Lot 2, Approx 32 Acres at Tanrallt Llanddewi Brefi, Tregaron, Ceredigion, SY25 6NY
By Auction £250,000

*** Offered for sale by Public Auction *** (unless sold prior or withdrawn)
 On the 19th of November 2025 at Lampeter RFC North Road Lampeter - 7PM

- Lot 1: Tanrallt Homestead with approximately 6.436 Acres - Guide Price: £300,000 - £350,000
- Lot 2: Approx 32 Acres at Tanrallt and Blaenwaun Uchaf and Isaf - Guide Price: £250,000 - £300,000
- Lot 3: Approx 2 Acre field forming part of Tanrallt - Guide Price: £20,000 - £25,000
- Lot 4: Former Crug Homestead - dilapidated house, stone barn and approx. 5.5 Acres - Guide Price: £50,000-£75,000
- Lot 5: Approx 80 Acres of upland land - Guide Price: £300,000
- Lot 6: Approx 32 Acres Land at Pantyresgair - Guide Price: £100,000

LOCATION



In a great location nestling in the foothills of the Teifi valley in the foothills of the Cambrian Mountains.

Located on the outskirts of the popular village of Llanddewi Brefi with public house and places of worship some 2 miles from Tregaron, having a good range of everyday facilities and convenient to the town of Lampeter.

DESCRIPTION



Approximately 32 acres of lands forming part of Tanrallt and Blaenwaun Isaf and Uchaf with roadside frontage, there are some lovely level fields to the roadside frontage contained in mature hedge boundaries rising to some steeper land to the rear

SERVICES

We understand there is a water supply serving Tanrallt on this land, however, this supply is intermittent and not satisfactory, purchasers would need to install their own supply at Tanrallt homestead .

AUCTION GUIDELINES

The property is being offered for sale by public auction on the 19th of November 2025, subject to the conditions of sale and unless withdrawn or sold prior to the auction.

The successful buyer will be required to sign the contract of purchase and pay a deposit of 10% to the agents as stakeholders at the fall of the hammer and completion will be fixed for the 7th of January 2026 (or sooner by arrangement)

Please refer to the legal packs for full conditions of sale

Purchasers will be responsible for payment of a buyers premium of £750 plus VAT per lot together with repayment of the search and engrossment fees and a contribution to the vendors legal costs. Please refer to the legal pack for full details

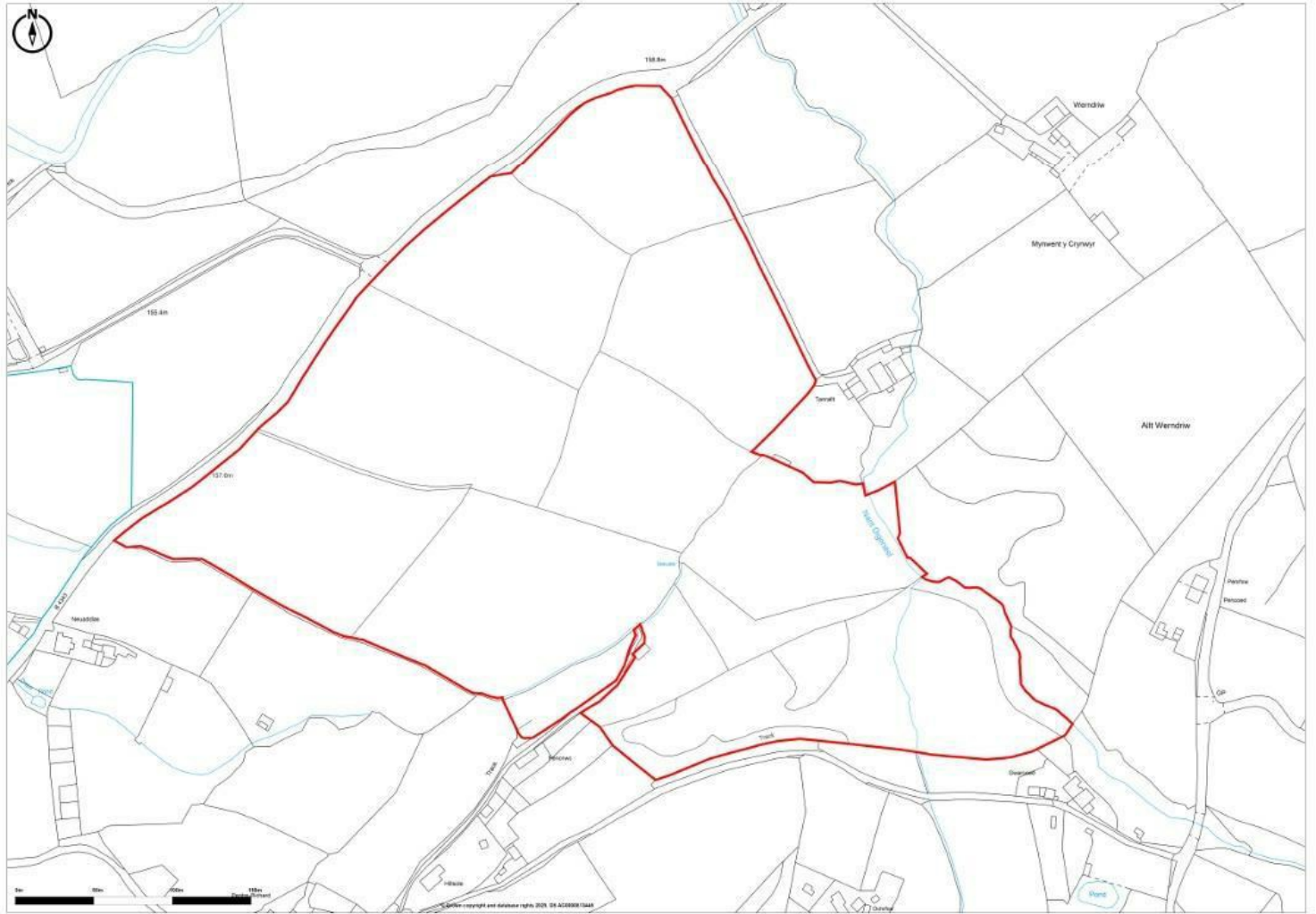
VENDORS SOLICITORS

Legal Packs are being prepared by the vendors solicitors Messrs ADVE 33 High Street Lampeter SA48 7BB Tel: 01570422233

email: post@adve.co.uk and will be available for inspection prior to the auction

REGISTERING FOR THE AUCTION

Prospective bidders will be required to register for the auction by the 14th of November and will be required to provide their full name and address along with proof of identity, funds and solicitors details for the purchase. Registration can be done in person at the Evans Bros Lampeter office or via email.



Promap
LANDMARK INFORMATION

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Fixed Scale: 1:2500. Paper Size: A3

EVANS BROS.
COMMERCIAL ESTATE AGENTS



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 (CO₂) 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		
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CEREDIGION, SA46 0AS
Tel: (01545) 570462

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.,