

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Lot 5 Land at Esgair Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE **By Auction £300,000**

*** Offered for sale by Public Auction *** (unless sold prior or withdrawn)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



Located in a rural area on the Llanddewi Brefi to Farmers roadway approx 2 miles from Llanddewi Brefi in the Cambrian Mountains renowned for it's dramatic scenery, and adjacent to large forestry plantations and the proposed Waunmaenllwyd Wind Farm

DESCRIPTION



A parcel of some 80 acres of upland land historically used for sheep grazing contained in one block, and with potential for agricultural/grazing use, afforestation or environmental/carbon capture.

There is a former dwelling in the center of the land but with no roof.

THE LAND



An upland parcel of land some 2 miles from Llanddewi Brefi adjoining the Llanddewi Brefi to Farmers roadway.
The land rises to some 388m above sea level with views over the surrounding country side.

The land will be sold with a covenant to erect a stock proof fence with the boundaries to Lot 4 - please refer to the legal pack

FORMER DWELLING



There is a dilapidated homestead on the land with the remains of a house and barn.

SERVICES

PLANNING CONSENT

The property is being offered on an unconditional basis and any body with any queries for potential planning consent or alternative uses should contact the local planning authority Ceredigion County Council

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is being offered for sale by public auction on the 19th of November 2025, subject to the conditions of sale and unless withdrawn or sold prior to the auction.

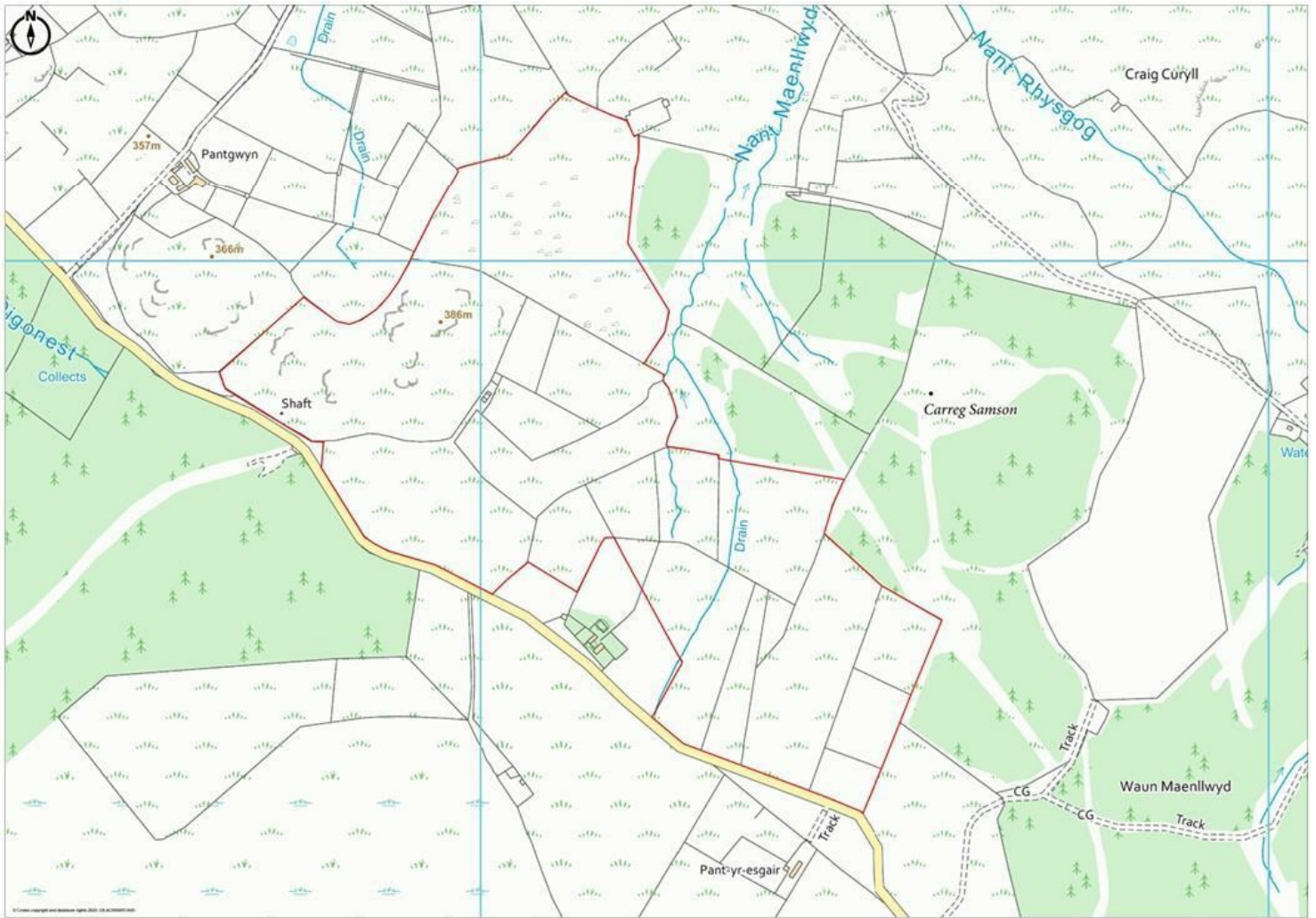
The successful buyer will be required to sign the contract of purchase and pay a deposit of 10% to the agents as stakeholders at the fall of the hammer and completion will be fixed for the 7th of January 2026 (or sooner by arrangement)
Please refer to the legal packs for full conditions of sale
Purchasers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

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.

LOT 5, LAND AT ESGAIR, LLANDDEWI-BREFI, TREGARON



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LANDMARK INFORMATION

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Printed Scale - 1:2000. Paper Size - A3

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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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Not environmentally friendly - higher CO ₂ emissions		

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