

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



Land at, Penygraig Bronant, Aberystwyth, Ceredigion, SY23 4JD

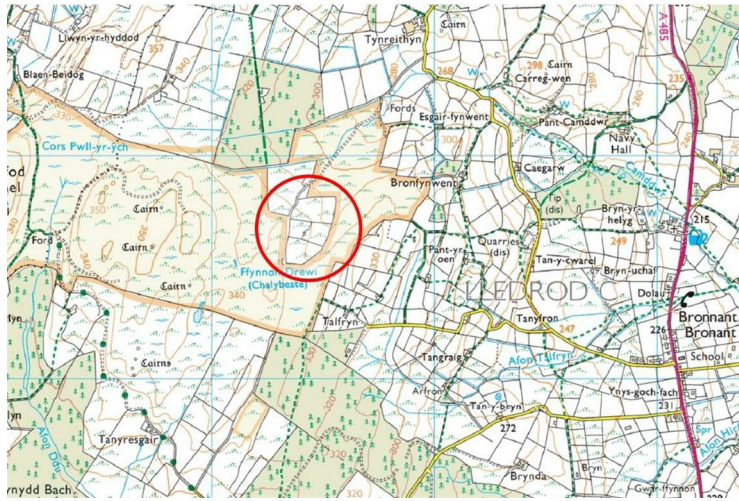
By Auction £25,000

TO BE OFFERED FOR SALE BY PUBLIC AUCTION ON THE 19TH OF NOVEMBER 2025
AT LAMPETER RFC NORTH ROAD LAMPETER AT 7 PM

GUIDE PRICE £25-30,000

A Parcel of 13 acres of upland land with the remains of a former cottage.
In one enclosure surrounded by common land.

Location



Located in rural surroundings adjoining common land in open country side some 1.5 mile form the rural community of Bronant convenient to Tregaron and Aberystwyth to the North.

Description



A parcel of upland land with the remains of a former cottage thereon.

The land is enclosed with fencing and appears to have previously been several enclosures.

Services



No Services are connected

Directions



What3words: agent.casually.coil

From Bronant take the road opposite the old school (following the National Open Garden Yellow signs) bear right at the fork and continue for approx 1 mile taking the left hand turning onto the common, again following the yellow signs. Arrive at a property called Bwlch Y Geuffordd and the access to the property is through the property with the land to be found just after walking through the property and is on the left hand side with a gate to the common.

Please note Vehicular access is not possible at present.

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is being offered for sale by public auction on the 19th of November 2025, subject to the conditions of sale and unless withdrawn or sold prior to the auction.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

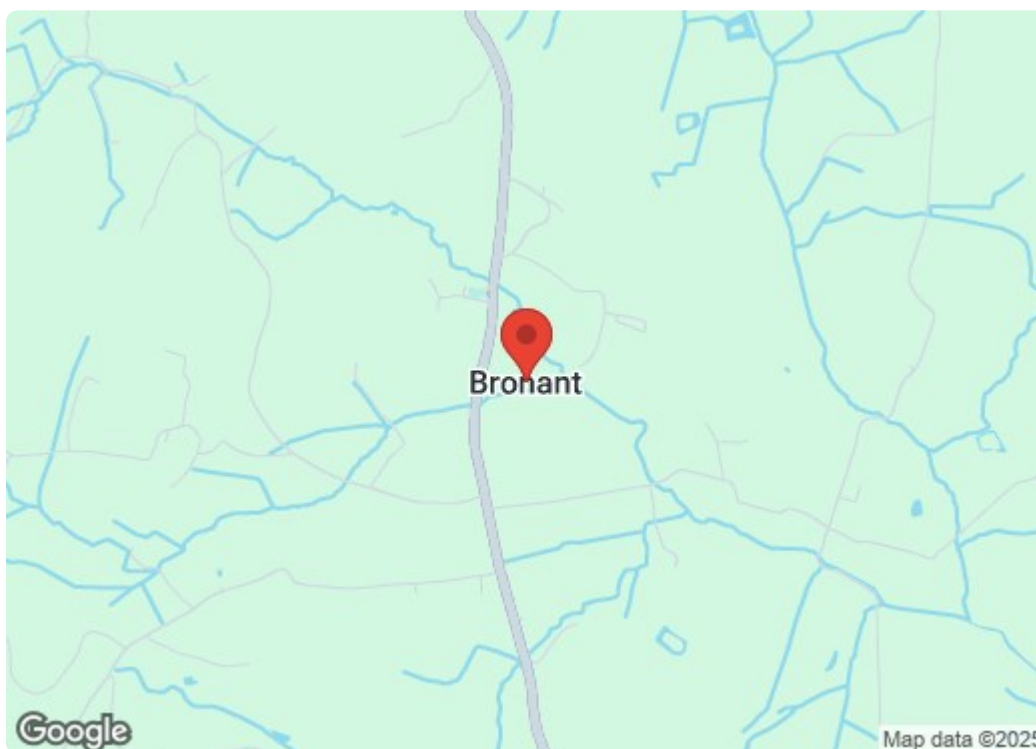
Please refer to the legal packs for full conditions of sale

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

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.



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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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