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QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

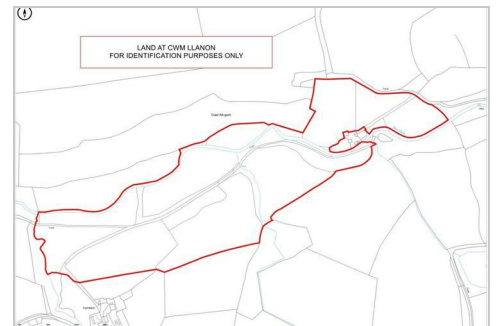
Established in 1895

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Lot 3 - Land at Cwm Llanrhystud, Llanrhystud, SY23 5BZ

By Public Auction £50,000

** To be offered for sale by public auction on the 28th of May 2026 at the White Swan, Llanon at 7pm (unless previously sold or withdrawn) **

Lot 3 - A 25 acre parcel of land in an attractive valley setting, comprising areas of woodland, amenity and conservation land. Accessed via a right of way through Alltgoch farm. Guide price - £50,000 - £70,000

Lot 1 - 3.1 acres - Guide Price - £30,000 - £40,000

Lot 2 - 15.9 acres - Guide Price - £75,000 - £100,000

Lot 3 - 25 acres - Guide Price - £50,000 - £70,000

Location



The property is attractively tucked away for those looking for peace and seclusion, in a valley setting on the outskirts of the village of Llanon and accessed via the bridlepath through Alltgoch Farm SY23 5BZ.

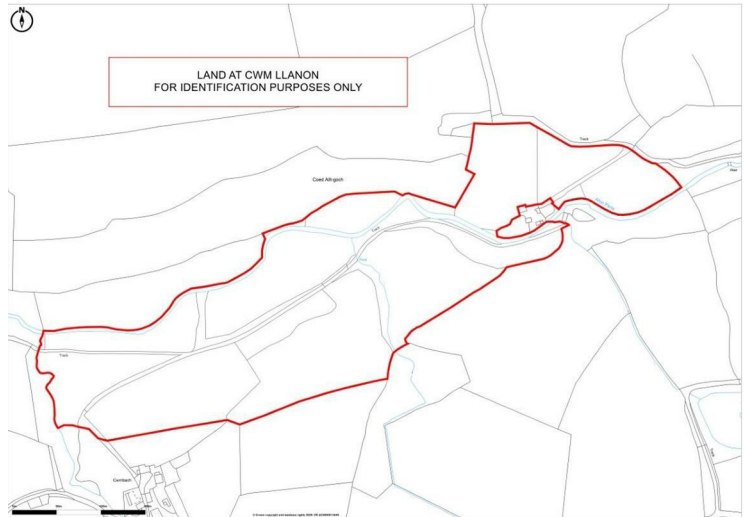
Description



A 25 acre parcel of land of interest to those looking for woodland, environmental and conservation land in a tucked away location in a pretty wooded valley setting, yet close to the coast.

The land is accessed via a right of way through Alltgoch farm, and is in a valley setting intersected by a stream. There is a former cottage and mill which does not form part of the property being sold. There are some open fields that have become overgrown in recent years and further areas of woodland intersected by a pretty meandering stream being the Afon Peris, and also crossed by a public bridlepath

Services



There are no services on site.

Directions



To view the property, it is best to take the A487 north out of Aberaeron, continue to the village of Llanon passing through the village, taking the next right hand turning and continue along this road for approximately a mile, turning right into Alltgoch Farm, also signposted as Greyhound Rescue Centre. Continue down the lane and there is a gate to the right of the farm buildings. It is best to walk down to the land from the public road initially as vehicular access is currently not possible.

Auction Guidelines

To be offered for sale by public auction on the 28th of May 2026 (unless previously sold or withdrawn).

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 25th June 2026 (or sooner by arrangement).

Please refer to the legal packs for full conditions of sale.

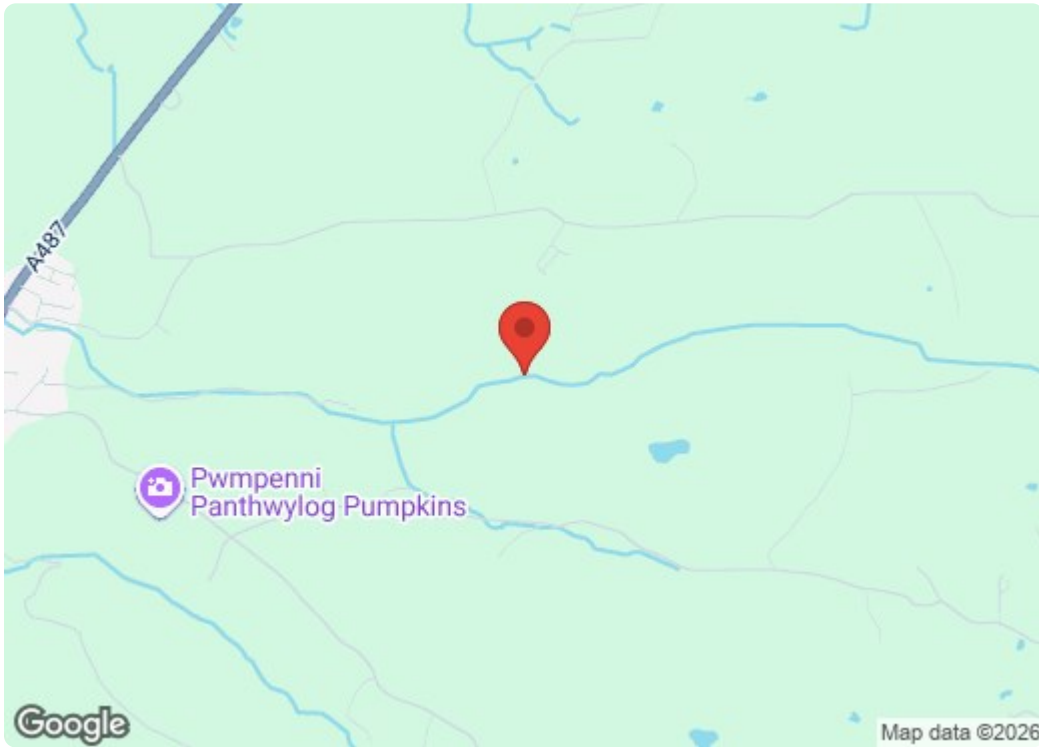
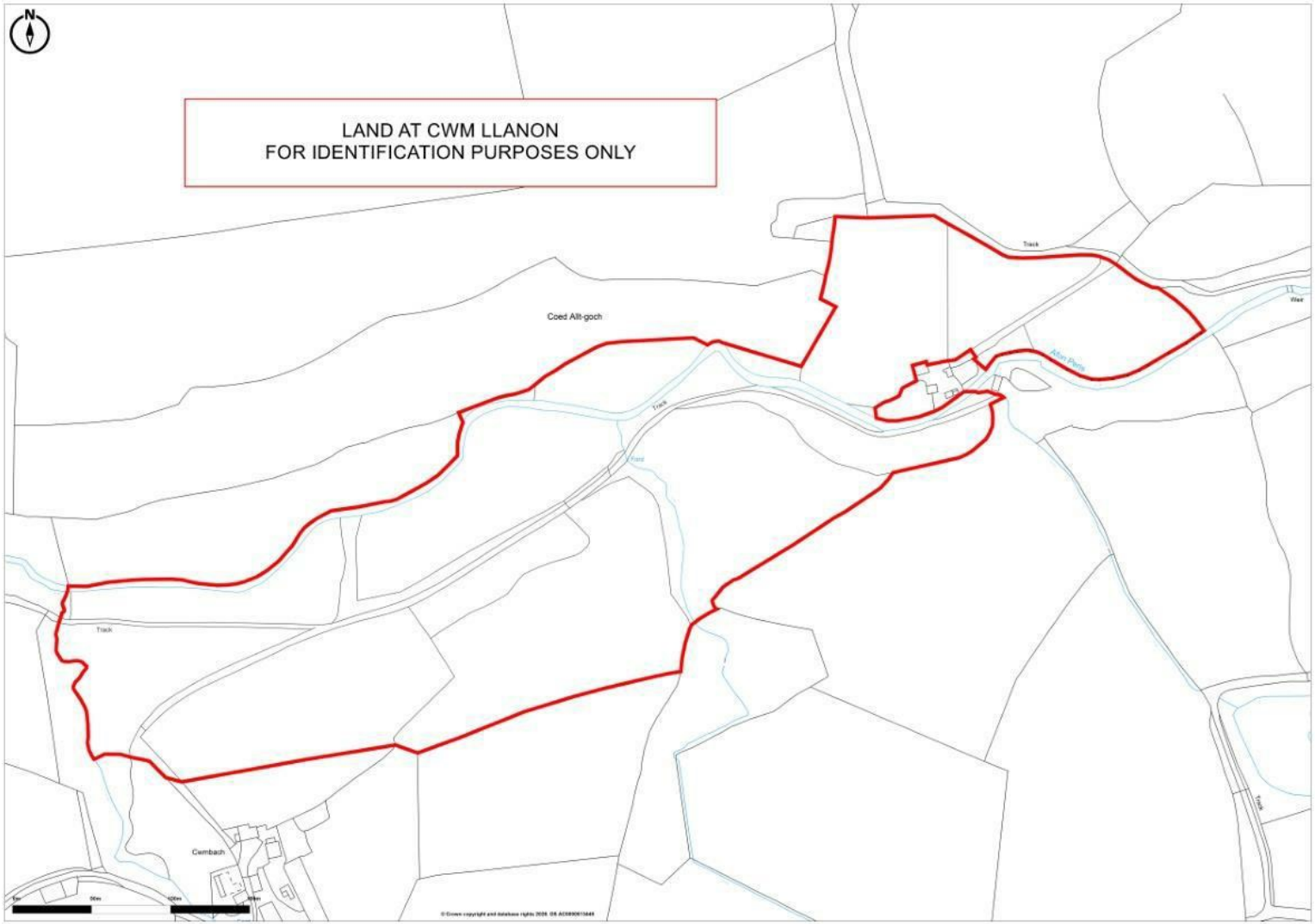
Purchasers will be responsible for payment of a buyers premium of £600 plus VAT per lot together with repayment of the searches and engrossment fees and a contribution to the vendors legal costs. Please refer to the legal pack for full details.

Vendors solicitors

Legal Packs have been prepared by the vendors solicitors: Messrs Gwynne Hughes solicitors, 26 Alban Square, Aberaeron, SA46 0AL Tel: 01545570861 email: JGH@gwynnehughes.co.uk and are available for inspection prior to the auction at the agents offices, Evans Bros, 1 Market Street, Aberaeron. SA46 0AS.

Registering for the auction

Prospective buyers will be required to register for the auction and will be required to provide their full name and address along with proof of identity.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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