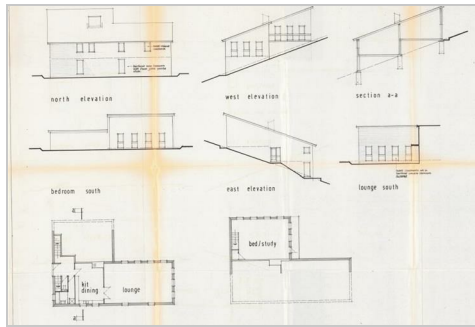


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Land Lying to the south of Hendre Einon Abermeurig, Lampeter, Ceredigion, SA48 8PP
By Auction £80,000

For sale by Online Auction on 9th July.

Guide Price £80,000 - £100,000

A rare opportunity of purchasing a parcel of woodland of some 2.867 acres with a certificate for lawful use for the construction of a dwelling.

Delightfully situated in the picturesque Aeron Valley in the pretty hamlet of Abermeurig being convenient to Lampeter inland and Aberaeron on the coast.

Location



Nestling in the Aeron Valley, just outside the hamlet of Abermeurig, about 2 miles from Felinfach with Supermarket, Shop & Post Office. Bus Service to the towns of Lampeter and Aberaeron on the coast.

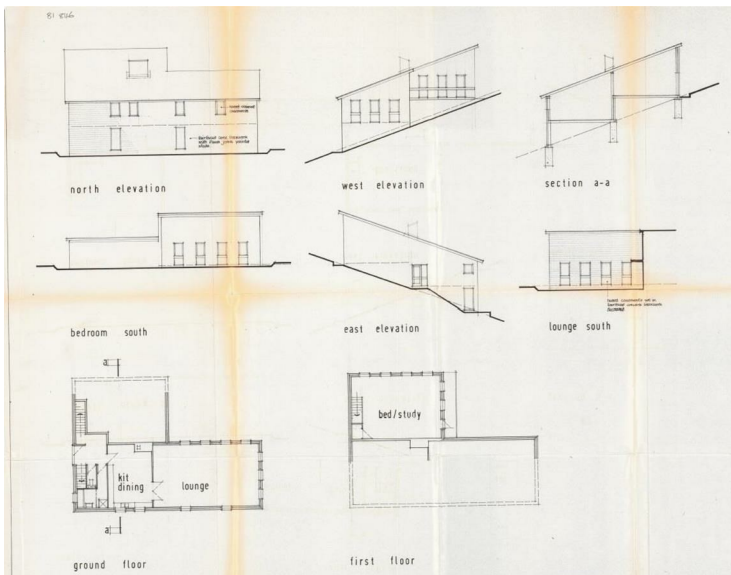
Description



A rare opportunity of purchasing a lovely parcel of woodland in the Aeron Valley together with two buildings used for storage and where the development of a dwelling has commenced many years ago.

An ideal opportunity for someone to create their own home in a lovely setting with far reaching picturesque views.

Proposed dwelling



The footings have been laid some years ago and the site has now become overgrown

Planning Consent

NOTE: This permission does not constitute approval under the Building Regulations, which must be obtained from the Director of Technical Services.

Part I - Particulars of application

Date of application: 14th July, 1981 Application no. D1/846/81

Particulars and location of development:

O.S.1480 and 1494 Abermeurig. Erection of a bungalow.

Part II - Particulars of decision

The Ceredigion District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

- The development must be begun not later than the expiration of five years beginning with the date of this permission.

A sample of the roofing tile and facing material proposed to be used shall be submitted to and approved by the Local Planning Authority before building work is commenced.

The new access shall be used solely for the purpose of providing means of access to the site for the construction of the proposed bungalow, and it shall be closed up in permanent materials on completion of the bungalow.

Condition 3 as Directed by the Dyfed County Council

The property has a dwelling that has commenced on site many years ago with the benefit of a certificate of lawfulness, approved last year application number A240822
<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=62697>

The original planning consent approved in 1981 can be found here
<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=7610>

Certificate of Lawful use

Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering
 Swyddog Arweiniol Cerdigional : Economi ac Adfywio
 Corporate Lead Officer : Economy and Regeneration
 Nesudd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA
 www.ceredigion.gov.uk



PLANNING DECISION
 Town and Country Planning Act 1990: Section 191
 (as amended by section 10 of the Planning and Compensation Act 1991)
 Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

Applicant:	Agent:
Charmaine Gaskell	Rhydian Williams
William And Bourne Solicitors	RWPlanning
1 Harford Square	Plas Y Ddol
Lampeter	Rhos
Ceredigion	Llandysul
SA48 7HD	SA44 SHE

Application No.: A240822

CYNGOR SIR CEREDIGION COUNTY COUNCIL hereby **GRANT** a Certificate of Lawful Use or Development for the use or operations or matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged or hatched on the plan attached to this certificate.

The decision is as follows:

- Certificate GRANTED for the matter described in the First Schedule:**
 - Planning permission 810846 was implemented within time and development may lawfully continue under the terms of the permission.

Russell Hughes-Pickering

Corporate Lead Officer: Economy and Regeneration
 Ceredigion County Council

Date: 10-06-2025

First Schedule: Planning permission 810846 was implemented within time and development may lawfully continue under the terms of the permission.

Second Schedule: Land Adjacent To Nantgwyllt Abermeurig, Lampeter, SA48 8PP

Services

Purchasers will be responsible for the connection of any services to the site - please refer to the legal pack

Viewing

The site is crossed by a public footpath.

The buildings on site are locked and is being sold as seen with any contents included. These are not accessible for viewing.

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. 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 £1,500 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.

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.

Vendors solicitors

Williams and Bourne
1 Harford Square
Lampeter

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 "Abermeurig" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on Wednesday 8th of July 2026 and close Thursday 9th of July 2026 at 19:45pm (subject to any bid extensions)..



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



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
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.,