

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Land at Penclawdd Uchaf Rhos, Llandysul, SA44 5HF

By Auction £95,000

To be offered for sale by online auction ending on the 13th August 2026.

Guide Price £95,000 - £120,000

A great opportunity to acquire a well situated parcel of approx 15 acres of land being made up of 4 pasture paddocks with natural water supply & planning permission for an 8 bay 85'4" x 30'6" stable block. Stock proof fenced & access from a council roadway. The land is gently sloping / sloping in nature & the lower lands have been planted with native broadleaf trees including beech and oak. Ideal for equestrians, smallholders!

LOCATION



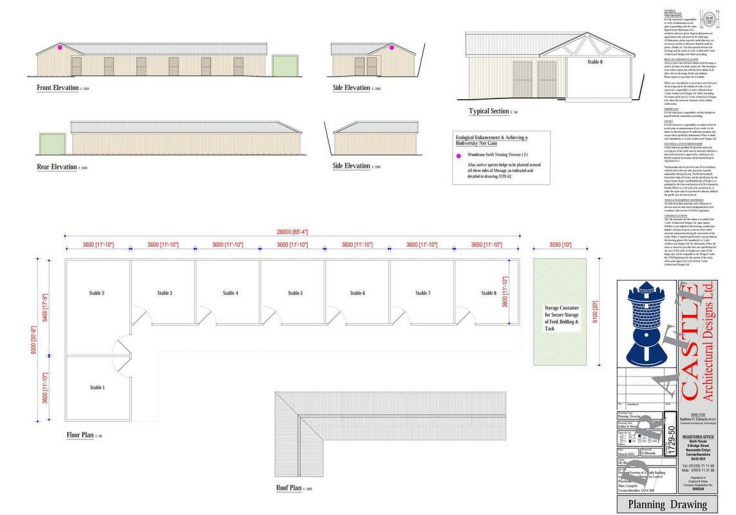
Situated in a noted agricultural locality, being only approx half a mile form the rural community of Rhos in North Carmarthenshire.

DESCRIPTION



A useful parcel of land accessed off a council roadway in an elevated countryside position with full planning permission and base laid for an 8 bay 85'4" x 30'6" stable block. Ideal block of grazing land, equestrian or for conservation purposes with part of the land has been planted with native broadleaf trees including beech and oak. Stock proof fenced with natural water supply.

PLANNING



Planning permission has been obtained for the erection of a 8 bay 'L' shaped stable block measuring 85'4 x 30'6". Further

information can be found on Carmarthenshire Council planning portal under reference - P1/09603.

ACCESS



Access via gravelled & gated track. The land has undergone significant investment recently with re-fencing, new gates and a new track.



SERVICES



With a nautral water supply

DIRECTIONS

What3Words: limitless.walked.business

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn.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/>

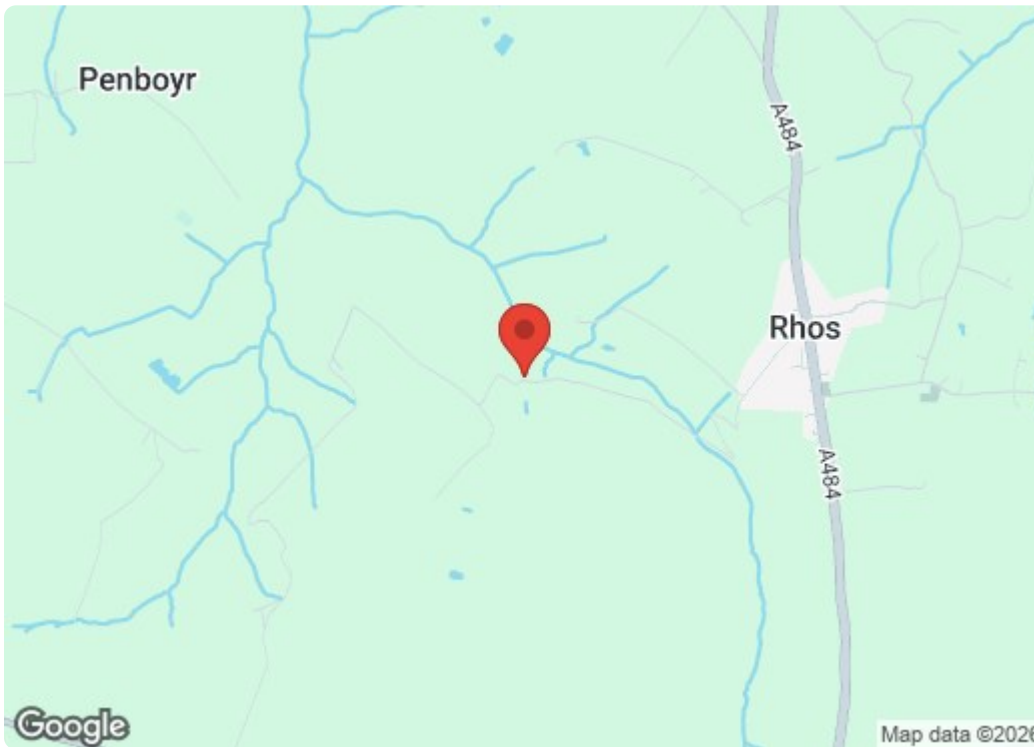
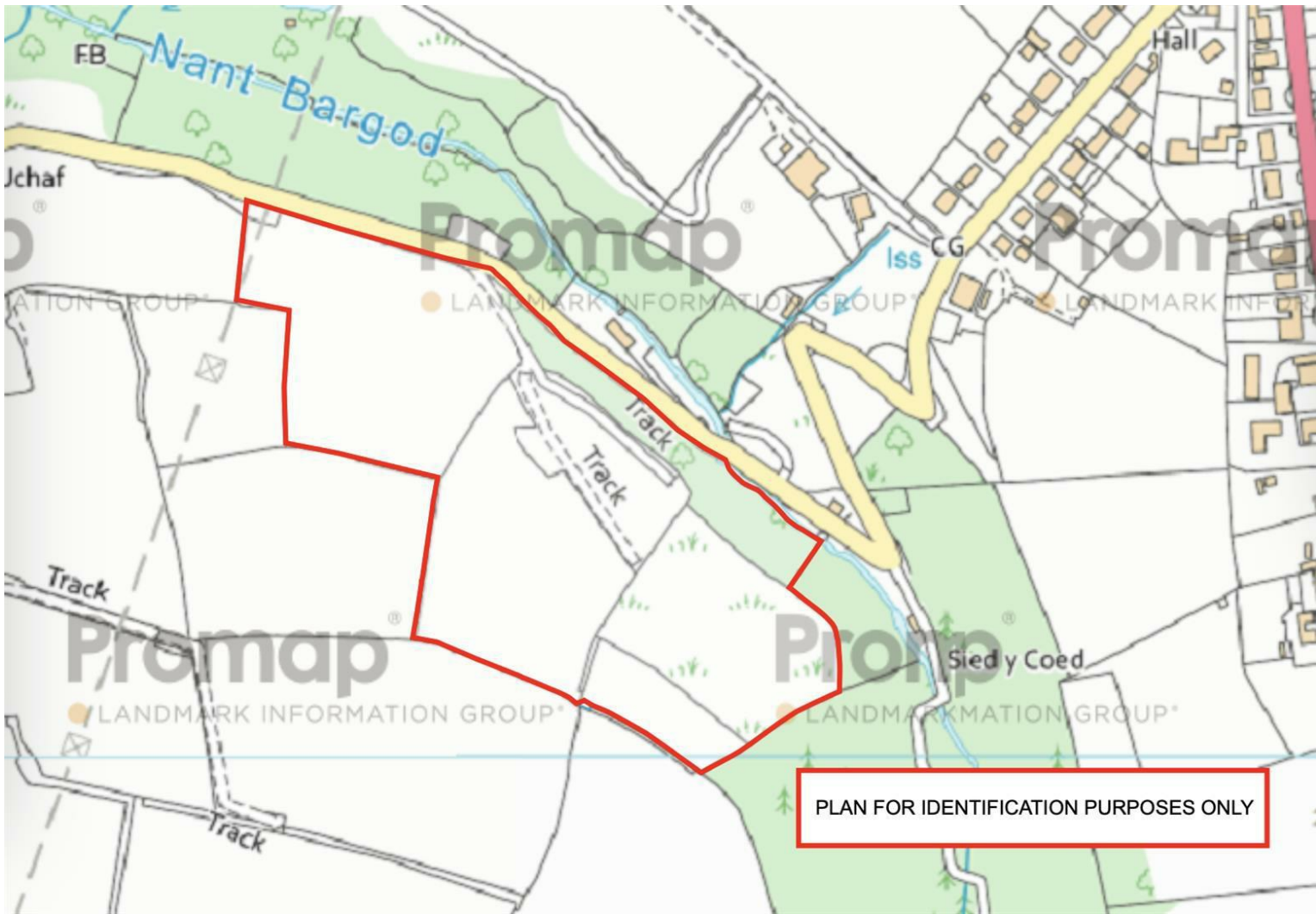
The purchase is also subject to a buyers premium of £1,500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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.

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 "Penclawdd" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will close at 20.15 on the 13th of August 2026 - subject to any bid extensions.



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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