

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Fferm Hefa Blaenpennal, Aberystwyth, Ceredigion, SY23 4TL
By Auction £75,000

For sale by Online Auction on 1st October 2026

Guide Price £75,000 - £80,000

A rare opportunity to purchase an attractive 7 acre parcel of land previously used as a smallholding with a caravan and buildings on site (with no planning consent) in a pretty rural setting close to Tregaron and also convenient to Aberaeron Lampeter and Aberystwyth. The buildings are off grid with a solar panel array for electric, borehole and septic tank.

Location



Well positioned in rural surroundings yet being conveniently positioned to the A485 roadway some 3 miles from Tregaron which provides a good range of everyday facilities, some 12 miles from Aberaeron and approx 13 miles south of Aberystwyth

Description



A well positioned parcel of land that has been operated as a smallholding with livestock including sheep, goats, poultry and cows by the current vendors who have used the caravan as accommodation.

The land is approached by a hard based track off the road to a parking and turning area.

Caravan



There is a twin unit caravan with central connecting covered storage area and a leant building used as a store/workshop. This is connected to a solar PV array for electric and a borehole on site for water with connection to a septic tank

Buildings



There are other timber and corrugated iron buildings used as animal and machinery storage.

Land



The land is divided into several paddocks for ease of management

Services



We are informed the property benefits from a solar PV panel system providing electricity with battery storage, a bore hole for water and septic tank.

Planning consent

There is no planning consent for the caravans on site but the vendors do pay council tax.

****We have been advised that there is an Enforcement Order for the removal of the buildings from the property** Please refer to the legal Pack**

Prospective purchasers are advised to make their own enquiries in this regard with the local authority Ceredigion County Council.

Council tax - A band (band)

We are informed the property is Council Tax Band A

Directions

From Tregaron take the A485 north towards Aberystwyth pass through Tynreithyn and on reaching Tyncelyn proceed around the right hand bend and the entrance is the next on the right hand side.

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.

The purchasers are liable for the vendors selling and legal costs also = Please refer to the legal pack.

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 "Blaenpennal" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will open at noon on the 30th September and close on the 1st October 2026 - subject to any bid extensions.

BUYERS COSTS

Buyers costs are stated within the Contract please read through the Contract to determine buyers fees due on Completion:

A general note of fees are as follows STC:

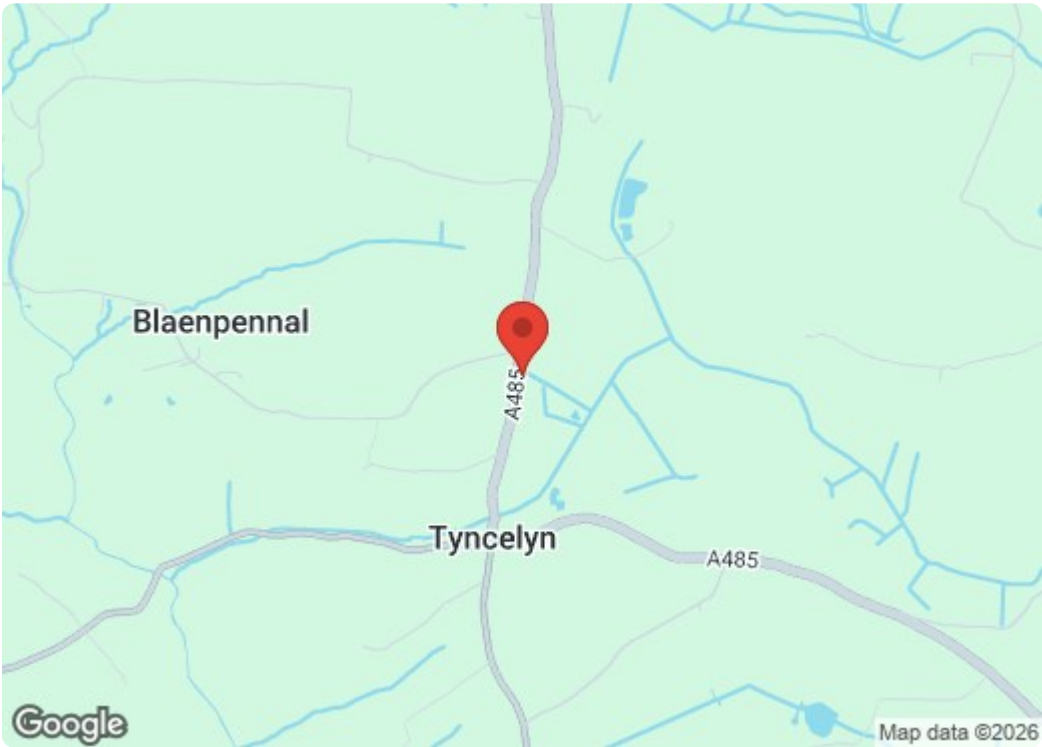
Reimbursement of sellers Legal fees : £800.00 plus VAT.

Reimbursement to seller for preparation of Auction Pack: £300.00 plus VAT.

Reimbursement of Search fees: £293.35 .

Reimbursement of Sellers Auction fee of 2% plus VAT or £3000.00 (whichever fee is higher)

The Buyers will also be responsible for paying the Buyers premium of £1500.00 plus VAT.



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 (CO ₂) 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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