

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Field Formerly part of Wyndarra Cilcennin, Cilcennin, Lampeter, Ceredigion, SA48 8RF

By Auction £25,000

To Be offered for sale by online auction - 3rd July 2025

Guide Price £20,000-£30,000

A rare opportunity to purchase a convenient parcel of land in an edge of village location of approx 1/2 an acre with Dutch hay barn.

Of interest to nearby properties,, those looking for a small parcel of land for a pony paddock, gardening, small livestock keepers etc with a useful barn.

Location



Attractively located nestling in the mid reaches of the Aeron valley on the outskirts of the village of Cilcennin enjoying lovely views over the surrounding countryside, and fronting a quiet country lane.

The village is a popular rural community in the Aeron valley only some 5 miles from the destination town of Aberaeron and also convenient to Lampeter and Aberystwyth.

Description



A delightful parcel of land, being a level to very gently sloping paddock contained in a fenced boundary.

There is a useful Dutch hay barn and lean-to on site that has been used for storage.

There is a water trough with water supply on the land.

Directions



From Aberaeron take the A482 road towards Felinfach. Continue through Ciliau Aeron taking the next left hand turning for Cilcennin and at the T junction turn right, proceed into Cilcennin and by the former reading room in the centre of the village turn right, pass the garage and continue for approx 500m and the land will be on the right as identified by the for sale board.

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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 £750 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 "Cilcennin" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 2nd of July 2025 and closing at 8.00 pm on Thursday 3rd of July 2025 (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 (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	



**39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB
Tel: (01570) 422395**

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

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

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.