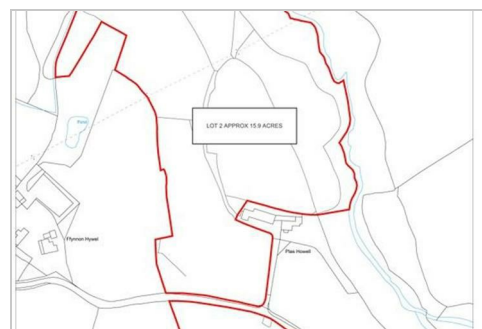
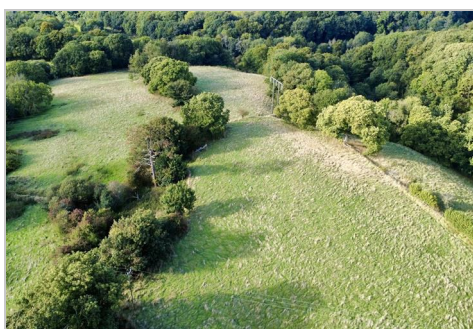


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**Lot 2 - 15.9 acres, Land at Plas Howell Brynherbet, Rhydros, Llanrhystud, SY23 5EE**

**By Public Auction £75,000**

**\*\* 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offered for sale by public auction on the 28th of May 2026 at the White Swan, Llanon at 7pm (unless previously sold or withdrawn) \*\***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 2 - Comprising of an attractive parcel of land, of some 15.9 acres being initially level then falling away into the valley, including approximately 2.5 acres of woodland.**

**Lot 1 - 3.1 acres - Guide Price - £20,000 - £30,000**

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

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



## Location



Attractively located on the outskirts of the hamlet of Rhydrosser, divided by the Brynherbet to Rhydrosser roadway, convenient to Aberystwyth, Aberaeron and Lampeter.

## Description



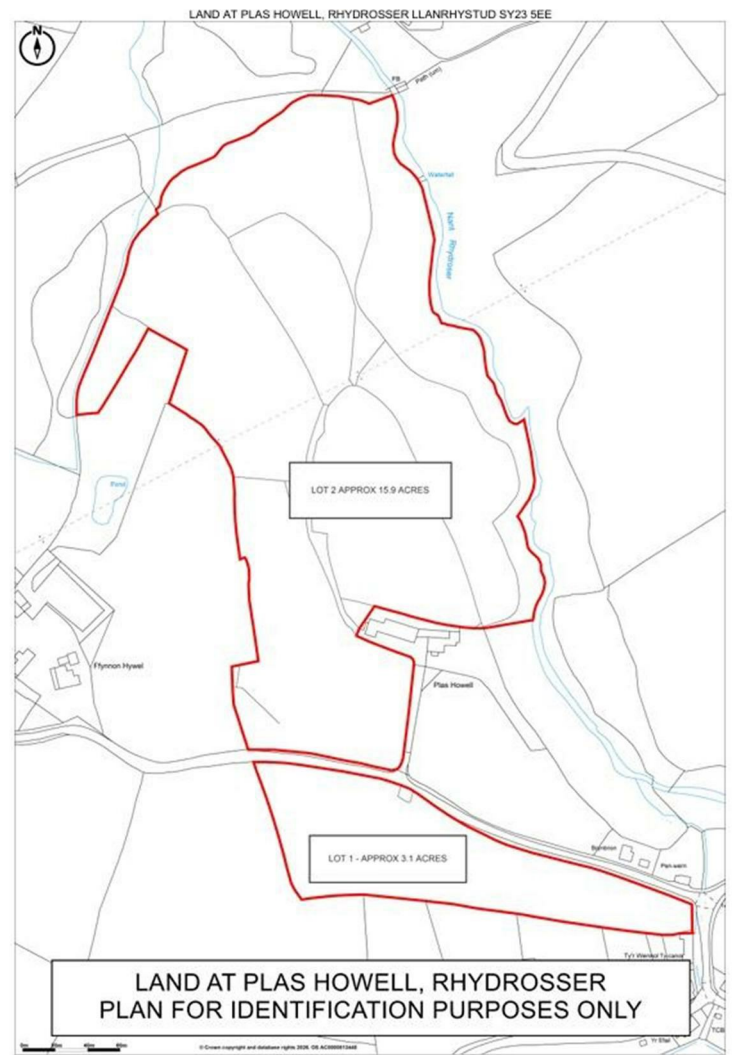
The land is divided into several paddocks, initially being level then sloping down to the valley on the eastern northern boundary of the property. A useful parcel of grazing land being sheltered, part of which we understand has been used for growing crops in recent years.

## Services



We are informed there are no services connected to the property.

## Tenure



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Plotted Scale - 1:25000 Paper Size - A4

We are informed the land is of freehold tenure. The land is subject to a restrictive covenant so that no trade of business is to be carried out on the land or permit the same to be used for any other purpose other than agricultural and there is a restrictive covenant not to construct a building or part of a building on the property in front of the line and parallel to the dividing boundary between the property and the adjoining property believed to be Plas Howell (and having a depth of 50m).

Please refer to legal pack for more information.

## Auction Guidelines

To be offered for sale by public auction on the 28th 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 £750 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.

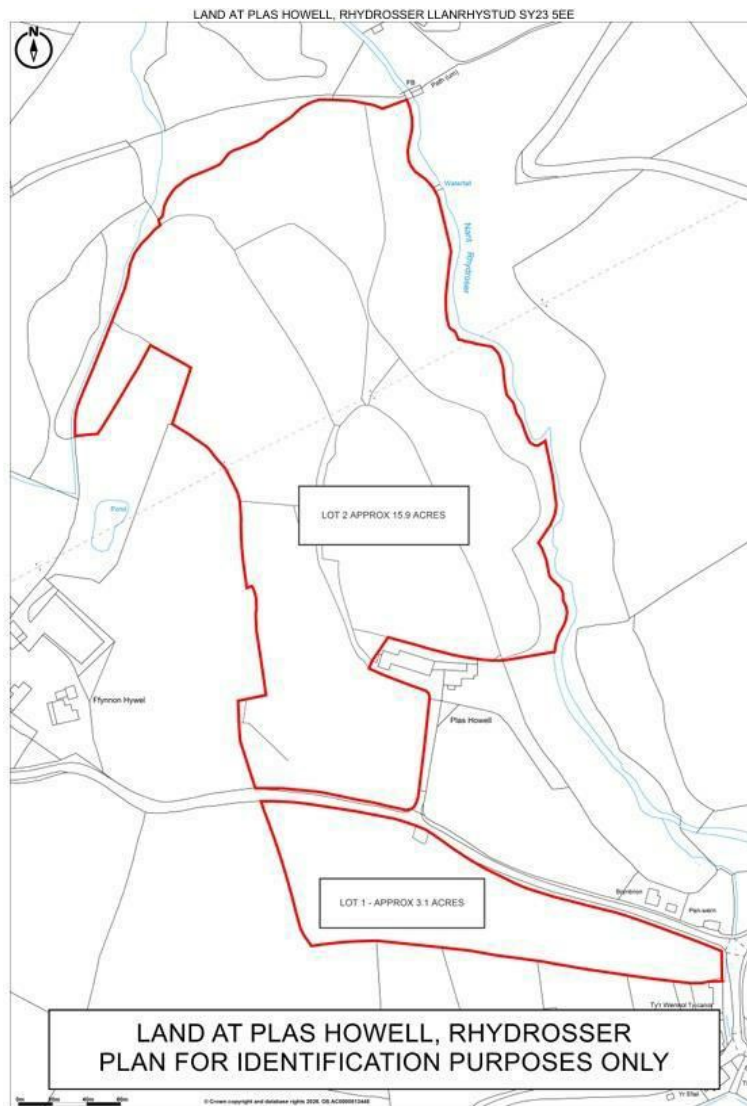
**Vendors solicitors**

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 office.

**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.





Promap

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#### 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<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |

England & Wales

EU Directive  
2002/91/EC

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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

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