

www.evansbros.co.uk



1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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



Car Park Cwmttydu, Cwmttydu, Llwyndafydd, Ceredigion, SA44 6LQ

By Auction £18,000

** A valuable investment opportunity **

To be offered for sale by online auction closing on 9th of April 2026 (unless sold prior or withdrawn) with a Guide Price of £18,000 - £30,000.

A rare opportunity of purchasing a parcel of land of some 0.427 acres currently used as a carpark, in the scenic, secluded cove of Cwmttydu. A useful parcel of land having been historically used as a car park, but in our opinion having other possible uses (subject to any necessary consents).

Location



Cwmtedu is known for its scenic, secluded cove on the West Wales Coastline, between the villages of New Quay and Llangrannog and is popular for tourists and residents alike.

Description



A parcel of land of 0.427 acres, bordering the road to one side and a river to the other, having historically been used as a car park with space for roughly 20 cars.

Services



We understand that there are no services connected to the property. Please refer to the legal pack for confirmation.

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn.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

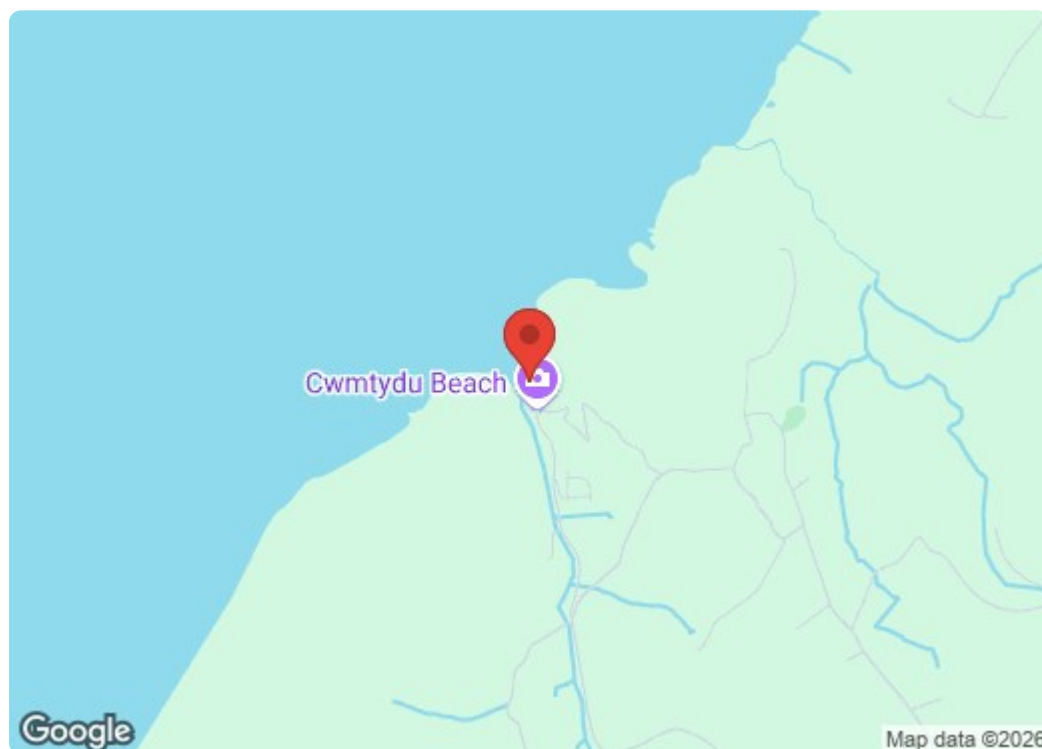
The purchase is also subject to a buyers premium of £1,500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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 "Cwmtedu" 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 April 2026 and close on Thursday 9th of April 2026 (subject to any bid extensions).

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.



**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.,