

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



Land to the North of Blaendyffryn Brynhoffnant, Llandysul, Ceredigion, SA44 6EE

By Auction £40,000

**** To be offered for sale by Online Auction on the 13th August 2026 unless sold prior or withdrawn ****

****Guide Price £40,000-£50,000****

A valuable parcel of coastal land of approximately 6 acres including 2 useful pasture paddocks in a convenient location approximately half a mile off the A487 roadway near the village of Brynhoffnant with good amenities including a public house, primary school, shop and petrol station. The land is also conveniently located to the coastal village of Llangrannog.

Description



A useful parcel of land in a convenient coastal location suiting a range of purchasers. The land is divided into 2 enclosures being grassed paddocks, all in a great location, close to the sea.

Directions



From Aberaeron, take the A487 and continue south to Brynhoffnant and opposite the petrol station turn right towards Llangrannog. Continue for approximately half a mile and the land can be found on the left hand side as identified by the agent's For Sale board.

Services

We are not aware of any services being connected to the land.

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn.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

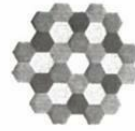
Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 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 "Brynhoffnant" 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 12th August 2026 and close on Thursday 13th of August 2026 at 7:30pm (subject to any bid extensions).

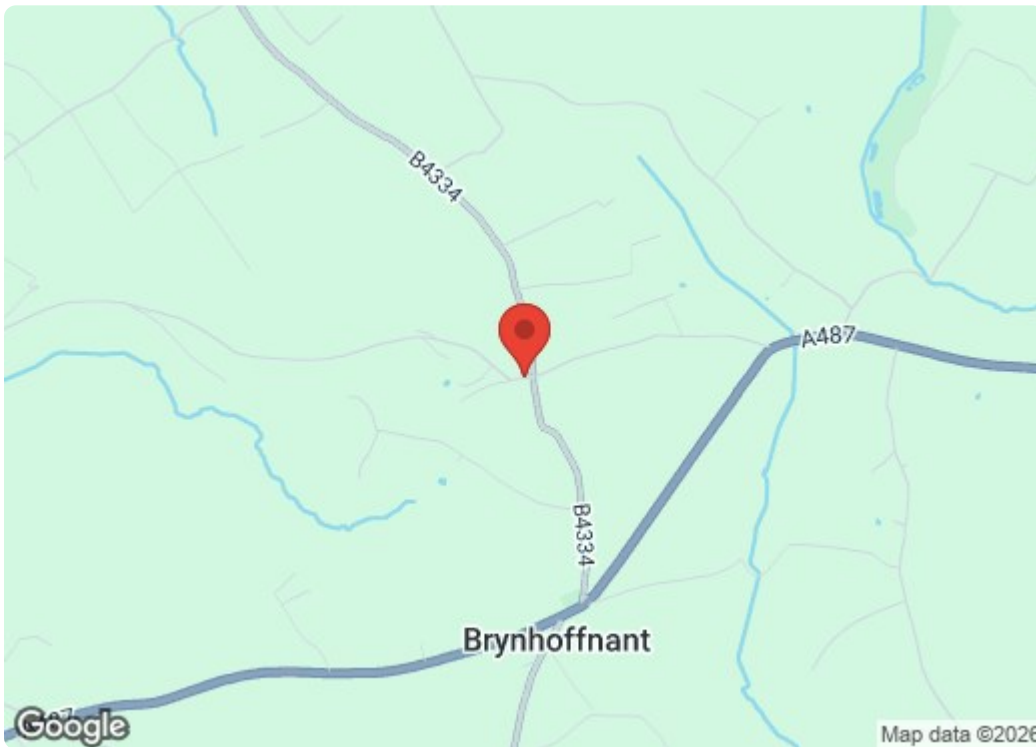
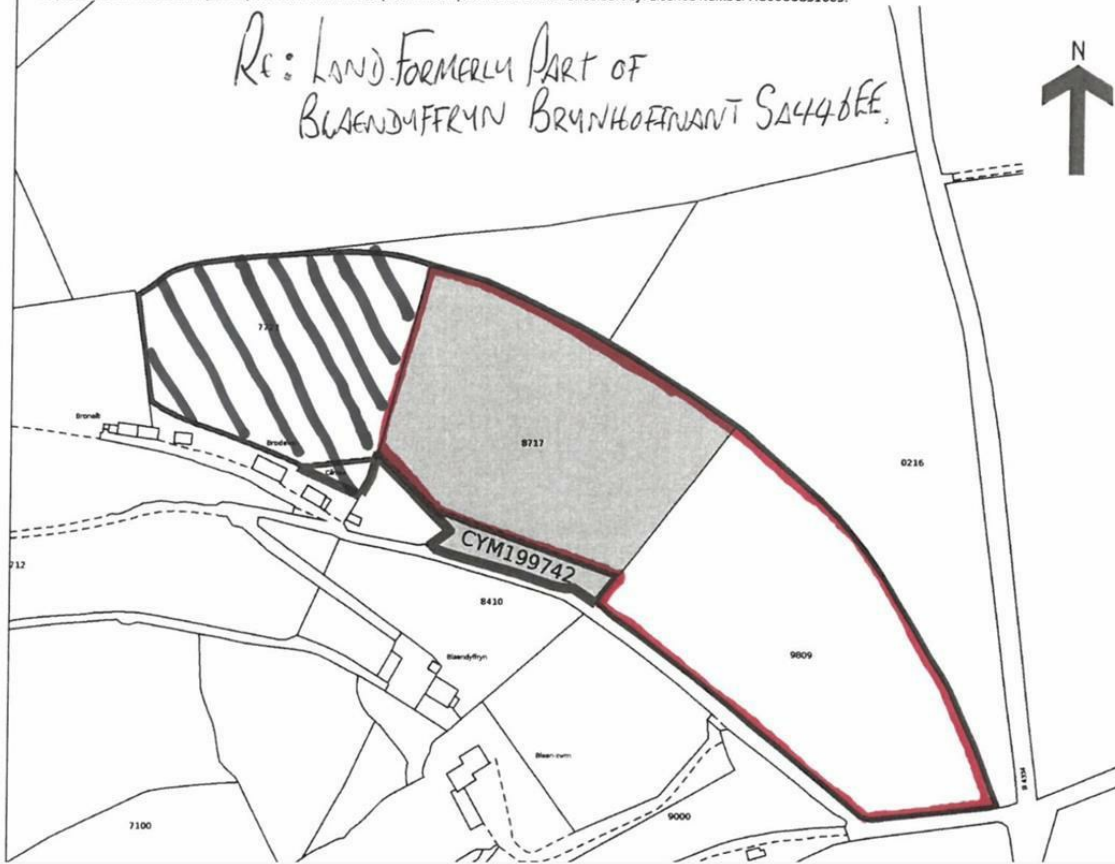
HM Land Registry
Official copy of
title plan

Title number **CYM166680**
Ordnance Survey map reference **SN3252SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



© Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.

*RE: LAND FORMERLY PART OF
BLAENDYFFRYN BRYNHOFFNANT SA44 0EE.*



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



**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**