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Bertheos Caravan Park Creuddyn Bridge, Creuddyn Bridge, Lampeter, Ceredigion, SA48 8PY

By Auction £450,000

***** To be offered for sale by online Auction*** 21st April 2022***

An exciting lifestyle/investment opportunity comprising of an improvable country property and caravan park, with a site licence for 20, and with 14 caravans currently on site (owned and occupied) on a permanent residential basis subject to an annual site fee, together with a detached improvable dormer style bungalow, further lands and workshops in all some 4.3 acres or thereabouts.

5 Miles Lampeter - 8 miles Aberaeron
Please note - viewing by appointment only

LOCATION



The property is located adjoining the A482 Lampeter to Aberaeron roadway some 4 miles from the market town of Lampeter, in an elevated location overlooking the Aeron valley with agricultural land to one side and the rear and a small cluster of residential bungalows to the other side. Approx 8 miles from the west wales coastline at Aberaeron and the popular destination town.

DESCRIPTION



The property comprises a rurally positioned property standing in approximately 4.3 acres, being originally we understand, a seasonal caravan park with a site licence for 20, with currently upto 14 caravans on site occupied on a permanent "ground rent" basis i.e they are all owner occupied and pay a rent to the park owner providing a valuable potential gross income of approx. £32,400 to include the letting of the workshop. (to be confirmed)

The property has a detached residential property comprising a dormer style bungalow, in need of general modernisation and improvement with part double glazing and part metal frame windows. The property offers –

FRONT ENTRANCE DOOR to

HALLWAY

LIVING ROOM

13'6" x 15' (4.11m x 4.57m)

Fireplace, front window

RECEPTION ROOM 2/GROUND FLOOR BEDROOM 2

15'7" x 11' (4.75m x 3.35m)

REAR KITCHEN

14' x 10' (4.27m x 3.05m)

with basic units

OFF REAR LOBBY

rear entrance door -

STORE ROOM

CLOAKROOM

with w.c.

OFFICE/RECEPTION

17'3" x 9'10" (5.26m x 3.00m)

GROUND FLOOR BATHROOM

with toilet, wash basin and bath

GROUND FLOOR BEDROOM 1

11'5" x 12'4" (3.48m x 3.76m)

STAIRS TO FIRST FLOOR - LANDING

BEDROOM 1

13'10" x 14'2" (4.22m x 4.32m)

BEDROOM 2

11' x 9'8" (3.35m x 2.95m)

Wash hand basin

FURTHER RECEPTION ROOM

20'7" x 14'1" (6.27m x 4.29m)

To the side of the property is a further reception room/former games room

REAR LOBBY with -

Kitchen unit off, rear entrance door

FORMER CLUB HOUSE/GARAGE

34'5" x 10'5" overall (10.49m x 3.18m overall)

THE CARAVAN SITE



To the side of the property is a tarmacadamed roadway leading to an established caravan site although we understand

now utilised for residential purposes with the property owner being paid a monthly ground rent of £190 per unit plus electricity costs per unit for the 14 caravans on site. The caravans are quite old and dated and are quite closely positioned together, but appear to be centrally serviced from the main property.

The property has the benefit of Caravan site licence granted by Ceredigion County Council ref CS12/07 dated the 21st August 2007, This allows for a maximum of 20 caravans on site with a habitation period from the 1st March until the 9th January.

LAND



To the other side of the property is a further paddock/storage area being some 3.2 acres with a storage building/workshop to the rear, this has been utilised for general storage and keeping of old cars, rubble etc. The workshop we also understand is let at £40 per month

TENURE

The Tenure is Freehold subject to caravan occupational provisions. We understand that these pay £190.00 per month in ground rents together with payment of electricity charges at cost. Further details from the selling agents. The workshop we also understand is let out for £40 per month

SERVICES

It is assumed the property is connected to mains electricity, mains water, private drainage - Subject to confirmation

DIRECTIONS

On the A482 Lampeter to Aberaeron roadway, after approximately 4 miles, the property can be found on the right hand side, before the right hand turning onto the B4337 Talsarn Roadway at the borw of Temple Bar Hill

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/>

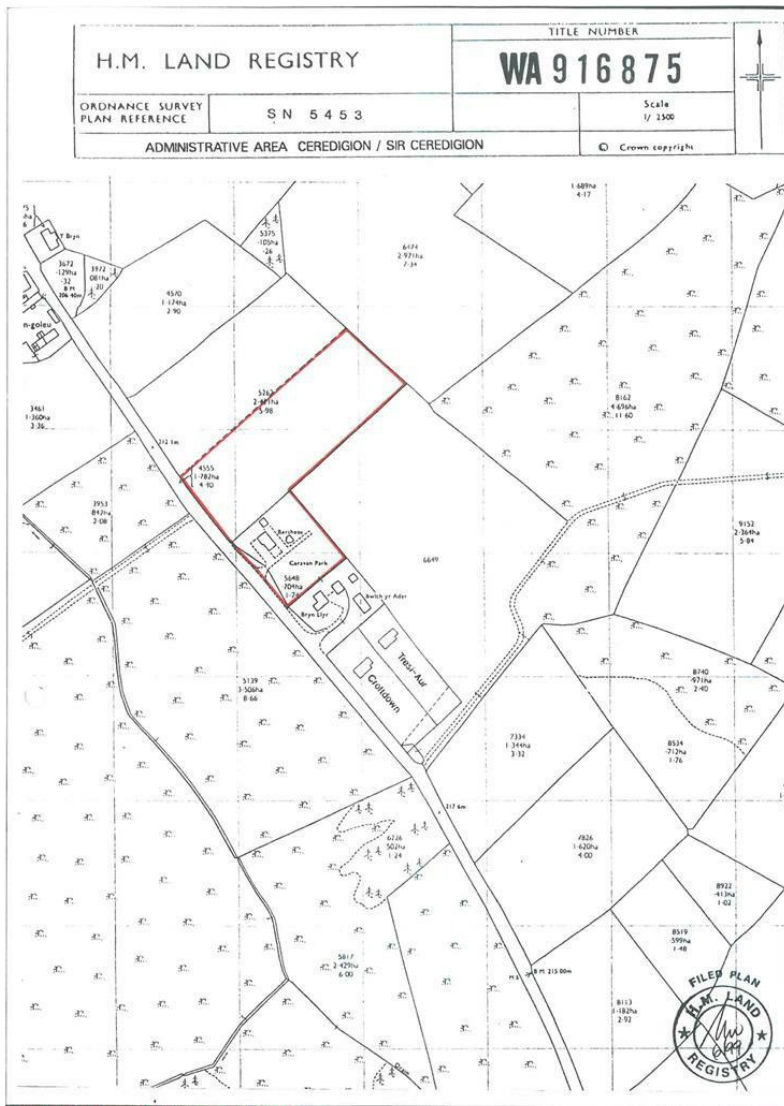
The purchase is also subject to a buyers premium and other - costs please see the legal pack.

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 "Capel Dewi" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start on Monday and end on Thursday at 12 noon (subject to any bid extensions).



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	16	
(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		69
(55-68) D		
(39-54) E		
(21-38) F	15	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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