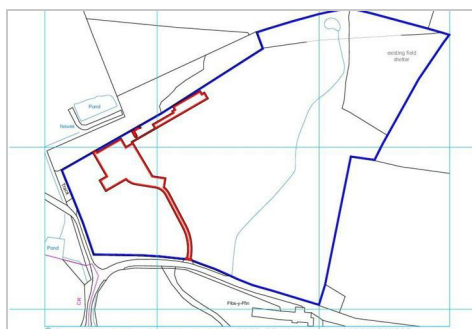




39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Tyn Y Bryn Llanfair Clydogau, Llanfair Clydogau, Lampeter, Ceredigion, SA48 8LL

By Auction £60,000

FOR SALE BY ONLINE AUCTION (Unless sold prior or withdrawn) on the 9th April 2026
 GUIDE PRICE £60-70,000

A unique opportunity for those seeking a sustainable lifestyle. Set on an expansive approx 5.8 acre site, part of a one planet development, allowing for an eco-friendly living experience in harmony with nature. The property has the benefit of planning consent for a One Planet Development to include a new house, barn, polytunnel, shepherd's hut and compost toilet together with access track, surface water drainage swales and improved access to highway.

Embrace the opportunity to live in a way that aligns with One Planet Development guidelines, promoting a lifestyle that is both environmentally friendly and fulfilling. This property is not just a parcel of land it is a gateway to a sustainable future in a lovely setting.

Location



Delightfully situated in the hills above the Teifi valley in an area of beauty and surrounded by other rural properties and lands, a unique opportunity to create an off grid experience in the foothills of the Cambrian Mountains.

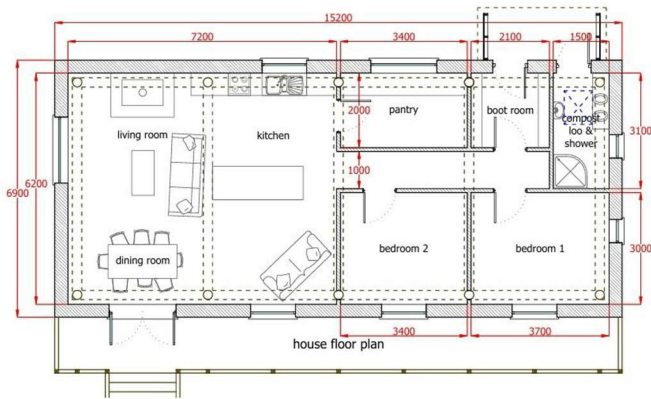
Description

An opportunity to purchase some lovely land with the benefit of planning consent for a OPD for a new house, barn, polytunnel, shepherd's hut and compost toilet to encompass a sustainable lifestyle

More information on a one planet development can be provided by the one planet council for guidance.

<https://www.oneplanetcouncil.org.uk/>

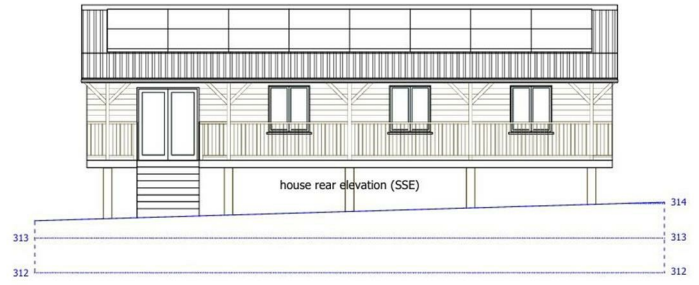
Planning Consent



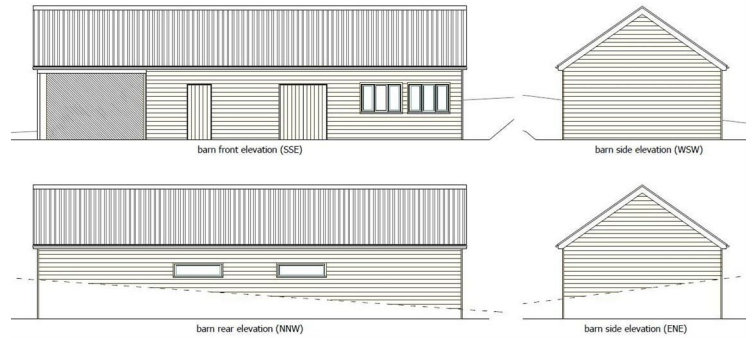
The property has the benefit of planning consent for a One Planet Development to include a new house, barn, polytunnel, shepherd's hut and compost toilet together with access track, surface water drainage swales and improved access to highway.

<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=61754>

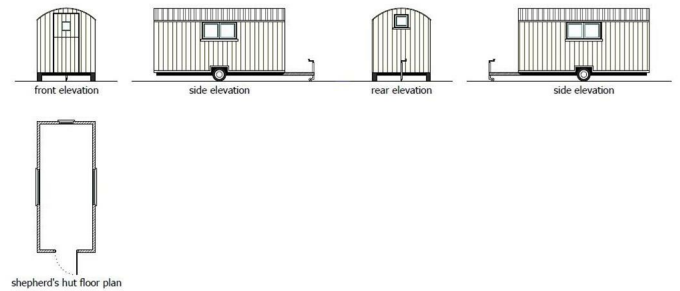
Proposed House



Proposed barn



Proposed Shepherd's hut



Services

The site will be an off grid development with the proposed energy sources are intended to be met from Solar PV and biomass sources with on site natural water supplies.

Directions

What3words: occupations.view.vented

From Lampeter take the A482 to Cwmann proceeding up the Teifi Valley along the B4343 towards Llanfair Clydogau. In Llanfair

Clydogau past the Church on the left hand side continuing towards Llanddewi Brefi. Take the first turning right by a bungalow. Continue along this road until you come to a Red phone box. Follow the road around to the left. Continue on this road for about 2.5 miles and the entrance to the land will be on your left hand side opposite Ffosyffin as identified by the agents board

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 "Llanfair Clydogau" 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).

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

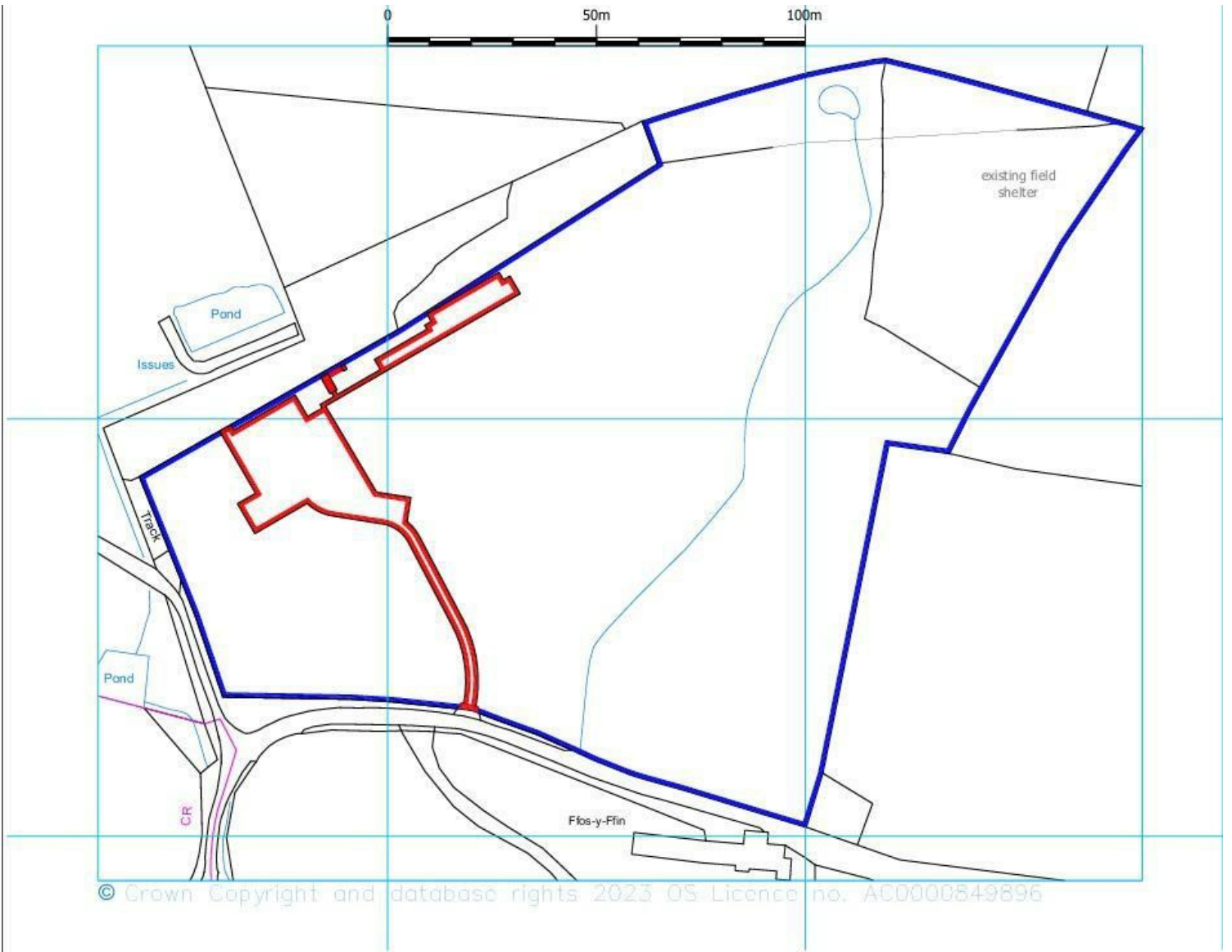
<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

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.

Pre Auction offers

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.



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		



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



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



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,