

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Lot 4 Former Crug Homestead Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE
By Auction £50,000

*** Offered for sale by Public Auction *** (unless sold prior or withdrawn)
 On the 19th of November 2025 at Lampeter RFC North Road Lampeter - 7PM

- Lot 1: Tanrallt Homestead with approximately 6.436 Acres - Guide Price: £300,000 - £350,000
- Lot 2: Approx 32 Acres at Tanrallt and Blaenwaun Uchaf and Isaf - Guide Price: £250,000 - £300,000
- Lot 3: Approx 2 Acre field forming part of Tanrallt - Guide Price: £20,000 - £25,000
- Lot 4: Former Crug Homestead - dilapidated house, stone barn and approx. 5.5 Acres - Guide Price: £50,000-£75,000
- Lot 5: Approx 80 Acres of upland land - Guide Price: £200,000
- Lot 6: Approx 32 Acres Land at Pantyresgair - Guide Price: £100,000

LOCATION



Located in a rural area on the Llanddewi Brefi to Farmers roadway approx 2 miles from Llanddewi Brefi in the Cambrian Mountains renowned for it's dramatic scenery, and adjacent to large forestry plantations and the proposed Waunmaenllwyd Wind Farm

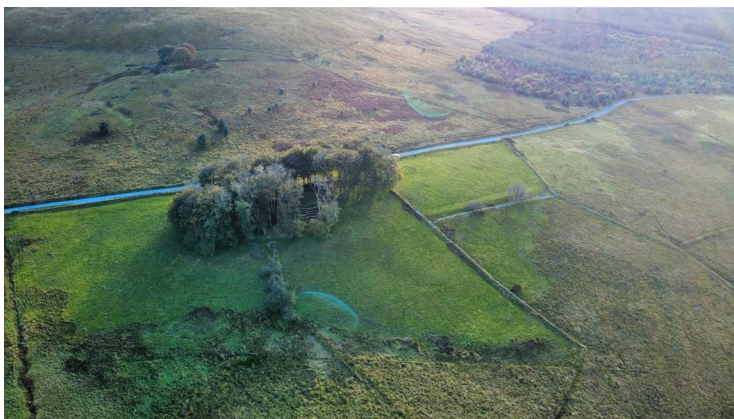
DESCRIPTION



A former upland farmstead with a former cottage and barn now sadly dilapidated but with potential for reinstatement subject to obtaining any planning consent or other consents required.

Lot 4 also adjoins a larger lot 5 of some 80 acres.

LAND



The property is being offered with approx 5.5 acres of land

surrounding the former homestead and with fencing obligations to fence being provided by the purchasers of lot 5

PLANNING CONSENT



The property is being offered on an unconditional basis and anybody with any queries for potential planning consent or alternative uses should contact the local planning authority Ceredigion County Council

SERVICES

There are no services connected to the land

AUCTION GUIDELINES

The property is being offered for sale by public auction on the 19th of November 2025, subject to the conditions of sale and unless withdrawn or sold prior to the auction.

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 7th of January 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 search and engrossment fees and a contribution to the vendors legal costs. Please refer to the legal pack for full details

VENDORS SOLICITORS

Legal Packs are being prepared by the vendors solicitors Messrs ADVE 33 High Street Lampeter SA48 7BB Tel: 01570422233

email: post@adve.co.uk and will be available for inspection prior to the auction

LEGAL PACK

To access the legal pack, please follow the link below:
<https://auctioneertemplates.eigroup.co.uk/LotDetails.aspx?LotID=1360377&a=1095&c=ebr>

LOT 4 - FORMER CRUG HOMESTEAD, LLANDDEWI BREFI, TREGARON.



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LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4

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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 (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		

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