

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



Lot 3, Field forming part of Tanrallt Llanddewi Brefi, Tregaron, Ceredigion, SY25 6NY
By Auction £20,000

*** Offered for sale by Public Auction *** (unless sold prior or withdrawn)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

In a great location nestling in the foothills of the Teifi valley in the foothills of the Cambrian Mountains.

Located on the outskirts of the popular village of Llanddewi Brefi with public house and places of worship some 2 miles from Tregaron, having a good range of everyday facilities and convenient to the town of Lampeter.

DESCRIPTION

A level field on the edge of the village, in the foothills of the Cambrian Mountains.

Contained in traditional stone wall and hedge boundaries

SERVICES

We are informed there are no services connected to this field.

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is being offered for sale by public auction on the 19th of November 2025, subject to the conditions of sale and unless withdrawn or sold prior to the auction.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

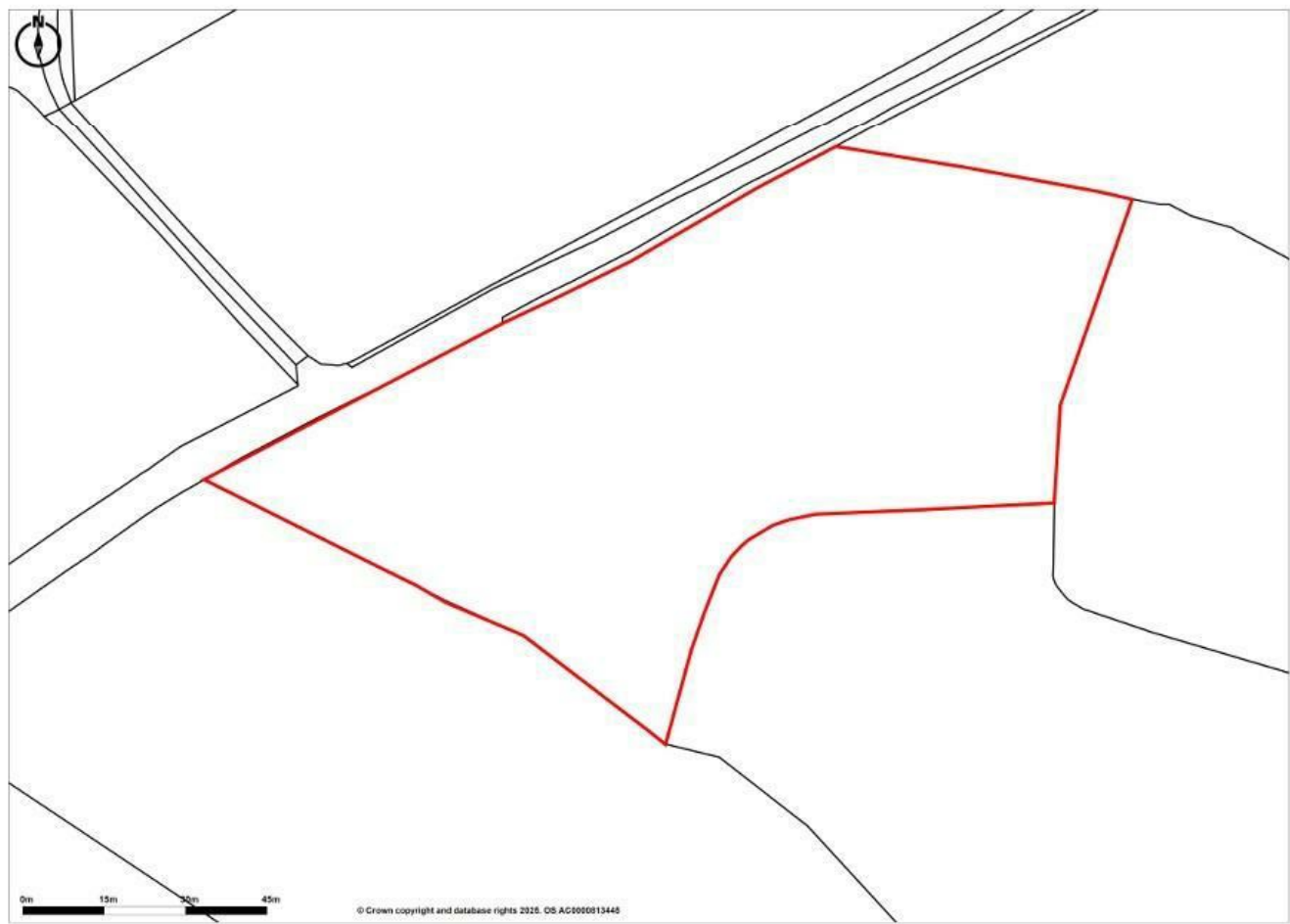
email: post@adve.co.uk and will be available for inspection prior to the auction

LEGAL PACK

To access the legal pack, please follow the link below:

<https://auctioneertemplates.eigroup.co.uk/LotDetails.aspx?LotID=1360376&a=1095&c=ebr>

LOT 3 - TANRALLT, LLANDDEWI BREFI, TREGARON. SY25 6NY



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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size – A4



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



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
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