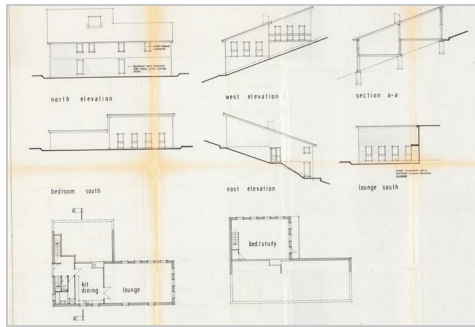


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



**Land Lying to the south of Hendre Einon Abermeurig, Lampeter, Ceredigion, SA48 8PP**  
**By Auction £30,000**

For sale by Online Auction on the 9th of April 2026 (unless sold prior or withdrawn)

\*\*\*Guide Price £30-50,000\*\*\*

A rare opportunity of purchasing a parcel of woodland of some 2.867 acres with a certificate for lawful use for the construction of a dwelling.

Delightfully situated in the picturesque Aeron Valley in the pretty hamlet of Abermeurig being convenient to Lampeter inland and Aberaeron on the coast.

Location



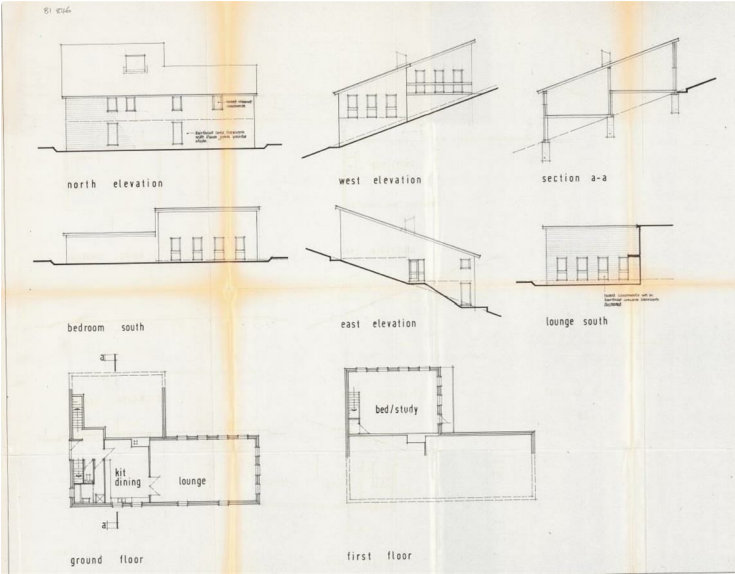
Nestling in the Aeron Valley, just outside the hamlet of Abermeurig, about 2 miles from Felinfach with Supermarket, Shop & Post Office. Bus Service to the towns of Lampeter and Aberaeron on the coast.

Description



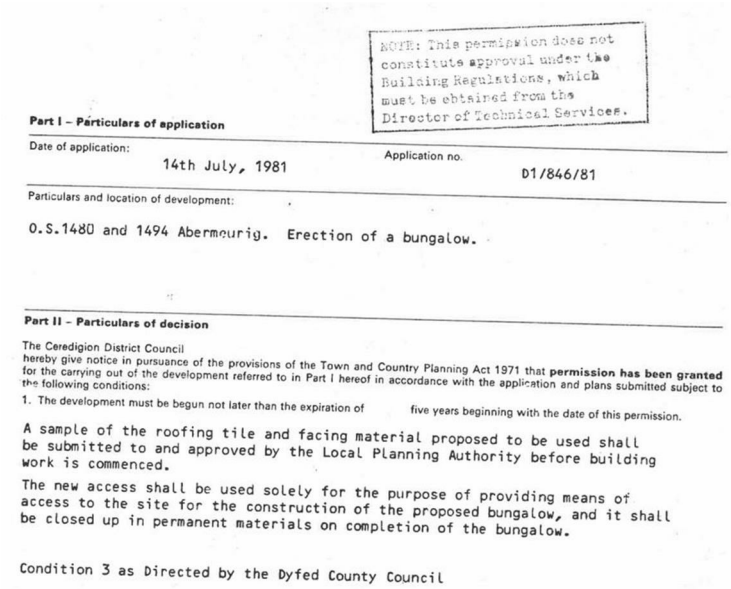
A rare opportunity of purchasing a lovely parcel of woodland in the Aeron Valley together with two buildings used for storage and where the development of a dwelling has commenced many years ago.  
An ideal opportunity for someone to create their own home in a lovely setting with far reaching picturesque views.

Proposed dwelling



The footings have been laid some years ago and the site has now become overgrown

Planning Consent



The property has a dwelling that has commenced on site many years ago with the benefit of a certificate of lawfulness, approved last year application number A240822  
<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=62697>

The original planning consent approved in 1981 can be found here  
<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=7610>

Certificate of Lawful use



## **Services**

Purchasers will be responsible for the connection of any services to the site - please refer to the legal pack

## **Viewing**

The site is crossed by a public footpath.

The buildings on site are locked and is being sold as seen with any contents included. These are not accessible for viewing.

## **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/>

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.

## **Vendors solicitors**

Williams and Bourne  
1 Harford Square  
Lampeter

## **Registering for the Auction**

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Abermeurig" 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).



| 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                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> 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.,