



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



**Land adjacent to Breezy Bank Talsarn, Talsarn, Lampeter, Ceredigion, SA48 8QW**  
**Offers Over £60,000**

To Be offered for sale by informal Tender with Best offers to be invited by 12 noon Friday the 10th July 2026  
A parcel of some 7.8 acres of privately positioned agricultural land in one enclosure approached by a private grassed access lane off a quiet district road.  
The land is enclosed in one field and is suitable for a range of uses including livestock keeping, equestrian use, conservation and Environmental purposes.  
The land has extensive views over attractive country side and is nicely tucked away yet not remote, close to Aberaeron and Lampeter

## Location



Delightfully located off a quiet country lane and convenient to the villages of Cross Inn, Penuwch and Cilcennin. Only some 7 miles inland from the Georgian harbour town of Aberaeron, some 9 miles north from Lampeter and approximately 15 miles south from Aberystwyth.

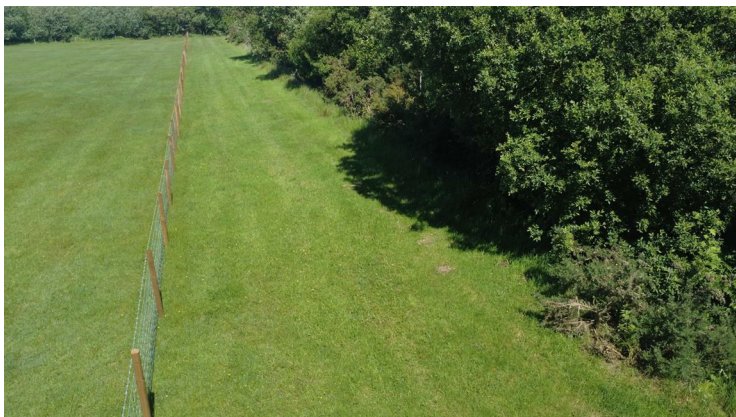
In a lovely picturesque location being privately positioned and secluded yet not being remote. This is an ideal parcel for those looking for peace and seclusion.

## Description



A diversely appealing parcel of some 7.8 acres of land in an attractive locality offering diverse appeal. The land is accessed via an entrance gate leading to initially a grassed private lane that leads to the main paddock tucked away from the road for privacy and seclusion.

## Services



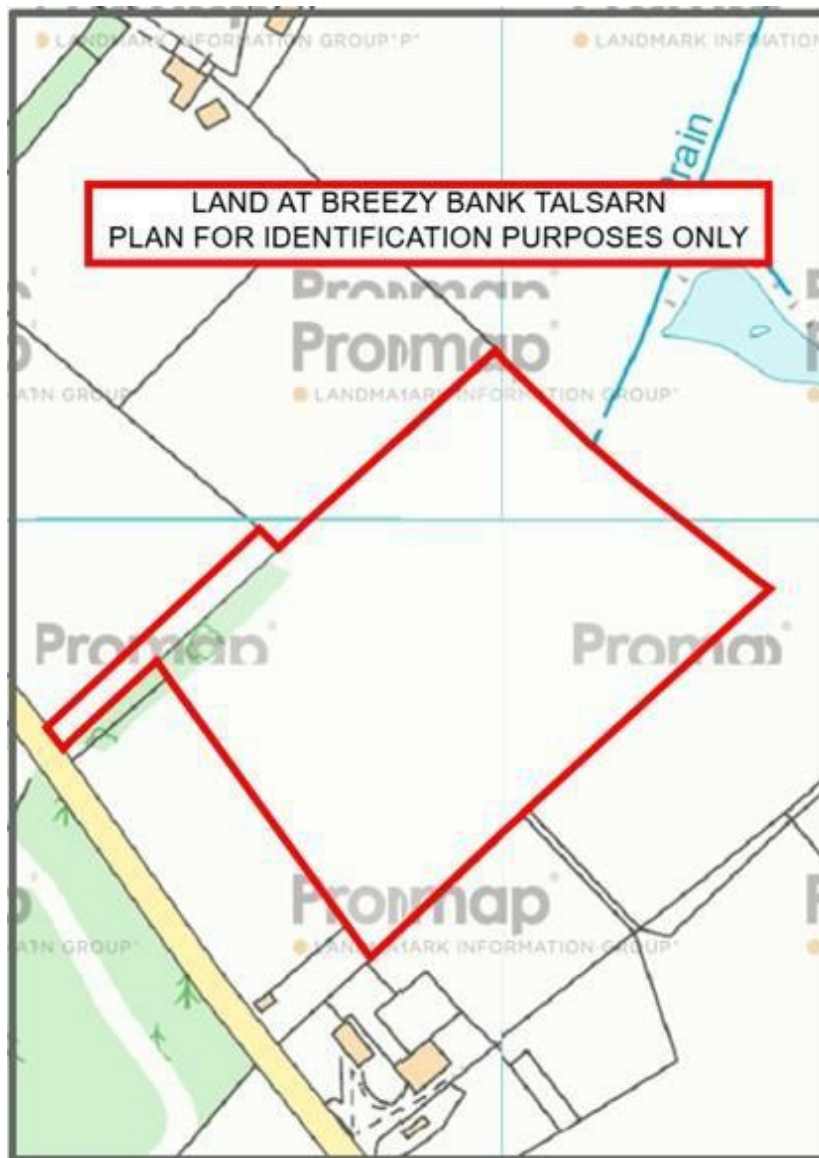
There are no mains services connected to the land

## Mode of sale

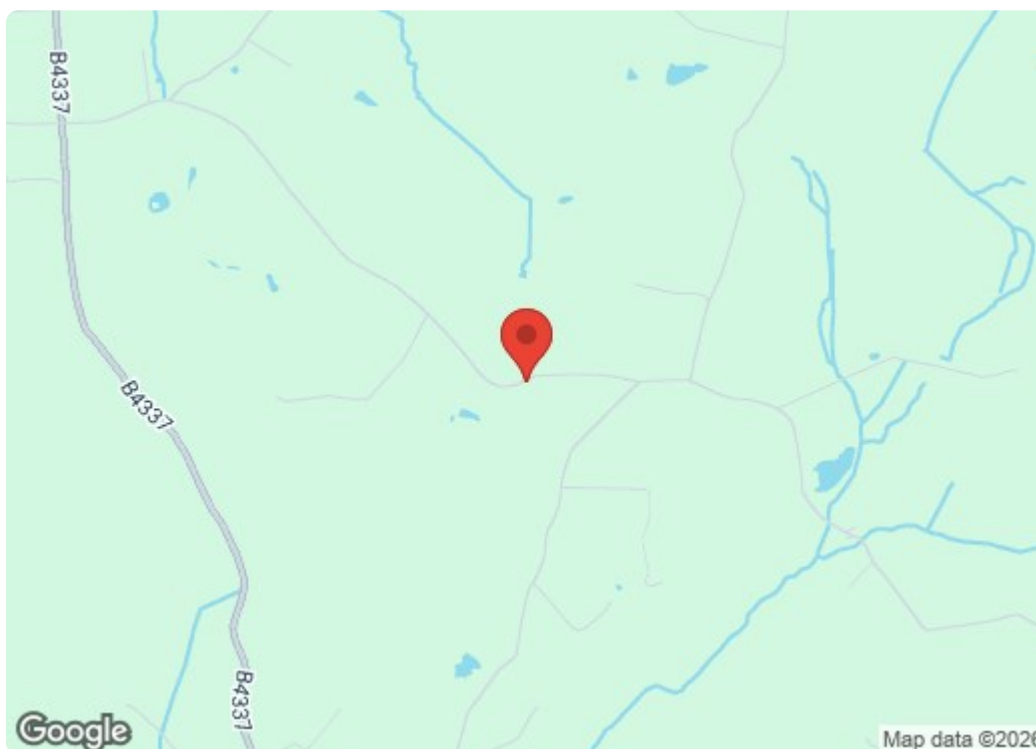
Interested parties are invited to submit their best and final offer for the purchase of the property in writing to the selling agents by 12 noon Friday the 10th July 2026.

These should be in a sealed envelope marked 'Land part of Breezy Bank' or alternatively via email [lampeter@evansbros.co.uk](mailto:lampeter@evansbros.co.uk)

By entering this process the vendors or their representatives are not obliged to accept the highest or indeed any offer for the purchase of the property and reserve the right not to disclose any offers submitted.



LAND AT BREEZY BANK TALSARN  
PLAN FOR IDENTIFICATION PURPOSES ONLY



#### 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<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 |         |           |

England & Wales EU Directive 2002/91/EC



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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.,