

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

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**Land at, Penygraig Bronant, Aberystwyth, Ceredigion, SY23 4JD**

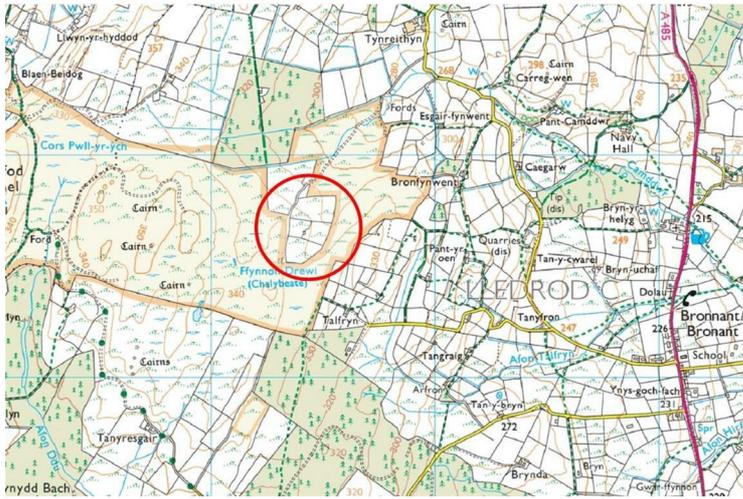
**By Auction £25,000**

TO BE OFFERED FOR SALE BY PUBLIC AUCTION ON THE 19TH OF NOVEMBER 2025  
AT LAMPETER RFC NORTH ROAD LAMPETER AT 7 PM

\*\*\*GUIDE PRICE £25-30,000\*\*\*

A Parcel of 13 acres of upland land with the remains of a former cottage.  
In one enclosure surrounded by common land.

## Location



Located in rural surroundings adjoining common land in open country side some 1.5 mile form the rural community of Bronant convenient to Tregaron and Aberystwyth to the North.

## Description



A parcel of upland land with the remains of a former cottage thereon.

The land is enclosed with fencing and appears to have previously been several enclosures.

## Services



No Services are connected

## Directions



What3words: agent.casually.coil

From Bronant take the road opposite the old school (following the National Open Garden Yellow signs) bear right at the fork and continue for approx 1 mile taking the left hand turning onto the common, again following the yellow signs. Arrive at a property called Bwlch Y Geuffordd and the access to the property is through the property with the land to be found just after walking through the property and is on the left hand side with a gate to the common.

Please note Vehicular access is not possible at present.

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is being offered for sale by public auction on the 19th of November 2025, subject to the conditions of sale and unless withdrawn or sold prior to the auction.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

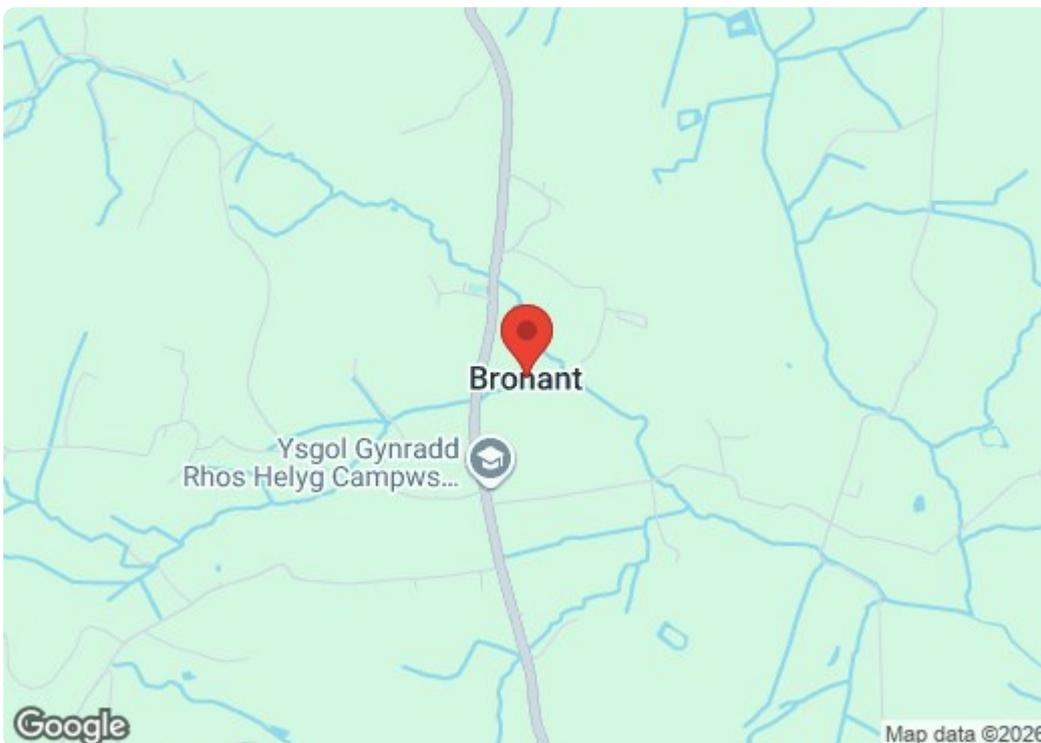
premium of £750 plus VAT per lot together with repayment of the search and engrossment fees and a contribution to the vendors legal costs. Please refer to the legal pack for full details

### **LEGAL PACK**

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

<https://auctionertemplates.eigroup.co.uk/LotDetails.aspx?>

LotID=1360380&a=1095&c=ebr



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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