

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**Land to the Northwest of Capel Llwynrhydown Pontsian, Llandysul, Ceredigion, SA44 4UB**

**By Auction £30,000**

\*\*\* Guide Price £30-40,000\*\*\*

For sale by online auction closing at 7.45pm on the 7th of December 2023

(Unless sold prior or withdrawn)

A well positioned parcel of level land ideal as a pony paddock or for amenity purposes in an edge of village location with river frontage.

## LOCATION



Well located in an edge of village location with good roadside frontage for ease of access, and also close to a number of dwellings in the area. The property has a lovely border with the River Clettwr to add to the appeal and diversity of this land.

## DESCRIPTION



A level parcel of meadow land of approx. 4.44 acres in one enclosure running between the road and the pretty river Clettwr. An ideal parcel either as a pony paddock or to attach to a nearby dwelling or indeed for amenity purposes being close to a popular rural village and also convenient to Llandysul and Lampeter.

## DIRECTIONS

From Lampeter take the A475 south to the the village of Rhydowen turning right towards Pontsian. After passing the chapel on your right the land can be found on the left as identified by the agents for sale board.

## SERVICES

Natural water supplies - no mains services connected.

## 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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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 £500 plus VAT payable to the auctioneers and other costs - please see the legal pack.

## 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 "Pontsian" on the auction pages register and click on the Blue "Log In / Register To Bid" button. (subject to any bid extensions).

## 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.



**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 CO2 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 CO2 emissions</i>		

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



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