

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

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## Glynderwen Field Llangeitho, Llangeitho, Tregaron, Ceredigion, SY25 6TR

**By Auction £40,000**

For sale by Online Auction (unless sold Prior or withdrawn) on the 9th of April 2026 -

Guide Price £40-50,000

An exciting opportunity to purchase a lovely riverside meadow with an established Christmas tree plantation providing a potential income stream

A lovely parcel of Land of some 5.67 acres, on the edge of the village intersected by the River Aeron.

An ideal opportunity to purchase a well positioned parcel of land on the edge of a popular village with river frontage and an investment opportunity with a valuable crop of Christmas trees.

## Location



Located on the edge of the popular Aeron Valley village of Llangeitho, having a good range of local facilities including a primary school, shop/cafe and pub, close to Tregaron and also convenient to Lampeter and Aberaeron

The land is a lovely level meadow intersected by the River Aeron.

## Description



A lovely level meadow on the edge of the village with an established Christmas tree plantation, having been planted in two sections with an area of pasture.

The land is partly bordered and intersected by the river Aeron.

## The Land



## Christmas Trees



The established Christmas tree crop provides prospective purchasers with an investment opportunity from the sale of the trees.

## Services

We understand there are no mains services connected to the site although there is a mains water pipe that crosses it.

## Directions



The land is located in the village just past the village school on the left hand side before the church.

## 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 "Llangeitho" 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).

## 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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn.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/>

## **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
Very energy efficient - lower running costs		
(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>		
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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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



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