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RICS



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*For Sale by Online Auction. 0.2 Acre plot in central village location. Temple Bar. Nr. Lampeter.
West Wales*



Land adj to Maesygolau, Temple Bar, Lampeter, Ceredigion. SA48 8BH.

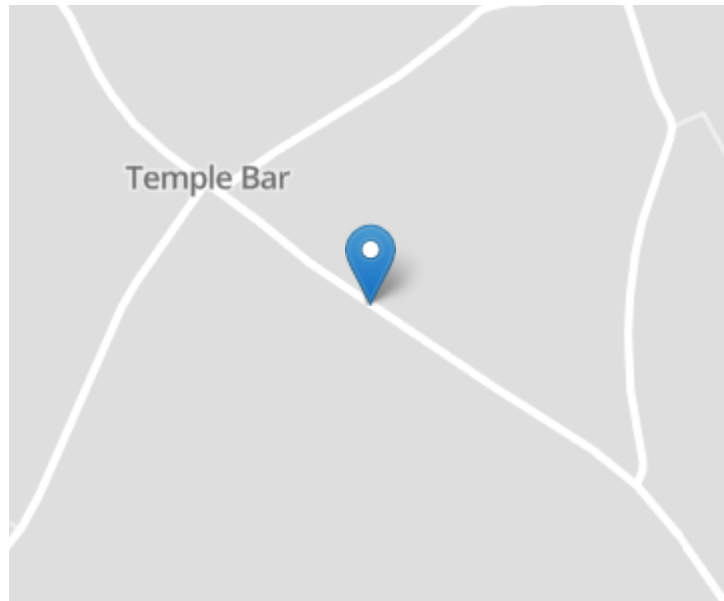
D/2157/RD AUCTION GUIDE PRICE -

£18,000

**** FOR SALE BY ON LINE AUCTION **** This Auction will be held by our joint Auctioneers - Auction House Wales www.auctionhouse.co.uk/wales **** Bidding will open at 12noon on 5th December 2022 and will run until 12noon on Wednesday 7th December 2022 ****

**** 0.2 acre greenfield site ** Road frontage ** Central village location ** Surrounded by residential properties ** Private vehicular access ** Ideal amenity land or potential for development (stc) ** Previous planning permission ** A great prospect ****

The property is situated within the village of Temple Bar being conveniently positioned on the A482 Aberaeron to Lampeter road with immediate road frontage. The nearby village of Felinfach offers local amenities including primary school, village shop and post office, petrol station, community public house and excellent public transport connectivity.



THE LAND

The land measures 0.2 acres and is level with easily identifiable boundaries including stock proof fencing and mature hedgerows and trees.

The A482 road runs along the northern boundary.

The land was subject to planning permission in 1988 for a Detached Bungalow and Garage (Ceredigion Council reference 8810140).

Any enquiries regarding future planning applications should be directed towards Ceredigion County Council on 01545 570881.





GUIDE PRICE

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.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection.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 Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

We ADVISE ALL Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

Services

There are no direct services on the property but nearby water, drainage and electricity connections exist.

Directions

From Aberaeron head east on the A482 signposted Lampeter proceeding through the villages of Ciliau Aeron and Felinfach and after some 8 miles reaching the village of Temple Bar. Continue through the village crossroads on the A482 and the building plots are located on the right hand side as you exit the village.

WA 475854

ORDNANCE SURVEY
PLAN REFERENCE

SN 5354 SN 5454
SN 5353 SN 5453

Scale
1/ 2500

COUNTY DYFED

~~DISTRICT CREDIGNON~~

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