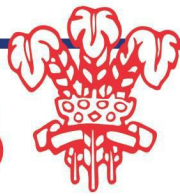


EVANS



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QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Derry Ormond Station Bettws Bledrws, Bettws Bledrws, Lampeter, Ceredigion, SA48 8NP

Guide Price £20,000

***** TO BE OFFERED FOR SALE BY PUBLIC AUCTION*****

(unless sold prior and subject to conditions of sale)

An exciting opportunity of acquiring a former railway station with original building unfortunately neglected in recent years but comprising of the original waiting room and ticket office, together with the railway sidings and former railway line. In all approximately 0.6 acre.

Auction at Aberaeron RFC, Aberaeron SA46 0JR Thursday April 2nd at 7pm
Vendors Solicitors: Evans & Davies, 1 Cadwgan Place, Aberaeron, Ceredigion.

Auction Pack will be available prior to Auction.

Description

An opportunity to purchase a piece of history being part of the Derry Ormond Halt, believed to being a station closed to public in 1965 although the line was used until 1970 for local milk transportation. The opportunity of purchasing a property with development potential subject to obtaining the necessary Planning Consents. Any enquiries in respect of Planning should be referred to the local authority Ceredigion County Council, The Town Hall, Aberaeron, Ceredigion. SA46 0AT 01545 570881.

The Property

Which is accessed of a roadway together with the Right of Way over a third party land. Comprises a rectangular parcel of land being the former railway line together with the raised platform with the former station thereon

Former Station

Comprising of a detached building of corrugated iron construction divided into 2 rooms being the original waiting room and ticket office both having Victorian fireplaces. The property has been sadly neglected in recent years and is deserving of its new chapter in life.

Services

None believed to be connected.

Auction Guide Lines

The property will be offered for sale subject to the conditions of sale 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/>

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.

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FOR IDENTIFICATION
 PURPOSES ONLY

PARISH OF LLANGYBI

BRITISH RAIL SOUTH WESTERN REGION DRAWING		
PLAN 4381	DATE 6-7-76	REG. NO. 1389

DERBY DEMAND STATION
 AREA COLOURED
 BLUE 5011 (1A-1222 1/2)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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