

*An unusual 109 acres (44.08 ha) block of land including useful pastures, established woodland and extensive habitat/conservation land including 10 hectares SSSI. Overlooking Aeron Valley*



**Corgam Bach, Bwlchllan, Lampeter, Ceredigion. SA48 8QR.**

**£445,000**

**A/5259/AM -GUIDE PRICE - O.N.O.**

\*\*\* A significant parcel of land extending to 109 acres in total (44.08 ha) \*\*\* The Land being particularly diverse and appealing over a number of sectors \*\*\* Including agricultural, silvicultural, conservation and habitat and having roadside frontage \*\*\* With established woodland \*\*\* Healthy productive upland grazing and incorporating part of Gors Nantcwnlle site of Special Scientific Interest being a rare mire and noted for its flora, fauna and unique environment \*\*\* In all 109 acres (44.08 ha) or thereabouts \*\*\*



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## Location

Corgam Bach is an extensive upland holding within central Ceredigion and located 1.5 miles from the scattered rural hamlet of Bwlchllan set off the B4576 road between Penuwch and Bwlchllan. The property lies at around 800 ft above sea level with delightful views over the Aeron Valley and towards the coast and Cambrian Mountains.

The Georgian coastal and harbour town of Aberaeron is 8 miles distant. The University town and administrative centre of Aberystwyth is 16 miles to the North and the University and market town of Lampeter 10 miles to the South.

## GENERAL DESCRIPTION

The placing of this unique parcel of land on the open market provides a very unusual and rare opportunity to acquire a diversely appealing agricultural, silvicultural and noted habitat parcel of land which suits future environmental management schemes and potential for woodland creation. Alternatively the land will be a valuable add-on parcel to an existing agricultural or conservation enterprise in the region incorporating some 10 acres of established woodland, some of which particularly the larch is subject to a SPHN expiring in March 2025. A further 10 hectares is forming part of the Gorse Nantcwlle site of Special Scientific Interest being a rare mire and peat bog incorporating various water pockets and high in conservation value with rare species. The offering of this parcel therefore is very unique across various fields of interest and whilst coupled with a delightful location should offer scope and potential to a number of alternative users and has considerable agricultural and alternative appeal.

## CENTRAL LAND TO



## OLD HOMESTEAD AREA



## CORGAM BACH (RUIN)



## SPECIAL NOTE



There is a Wind Turbine on part of the land which is to be retained by the vendor during the feeding tariff contract which runs for a further 15 years.

NOTE: there is mains water passing the land but not currently tapped.

## CONCLUSION

A recommended parcel of very diverse and cross sectional appeal for a number of use sectors in the rural environment and thus worthy of early inspection.





## **MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

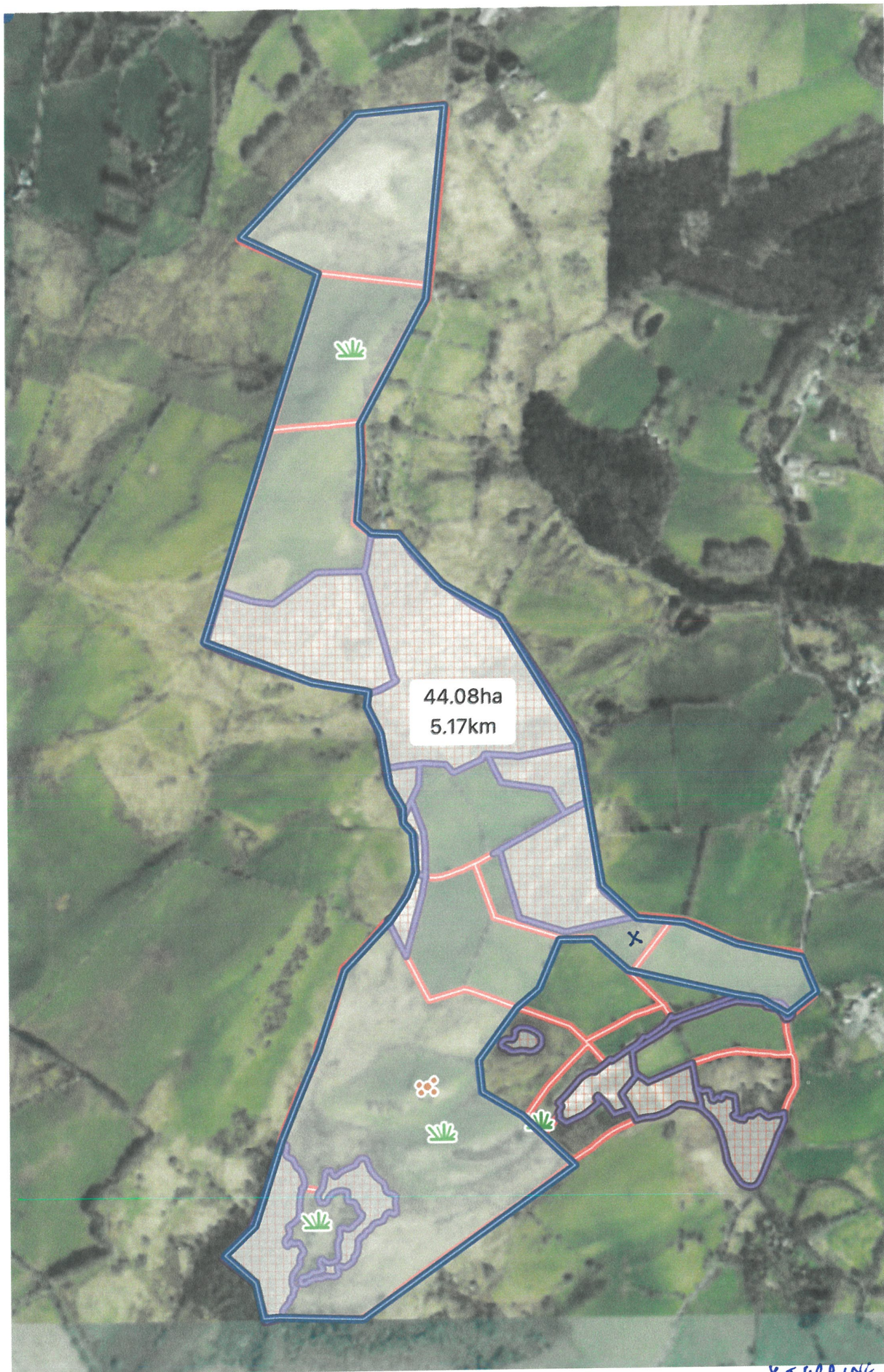
**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.\*\*\*\*\*

## **Services**

There is mains water crossing land and good natural stream and Spring Water supplies for livestock rearing purposes.





FOR SITE

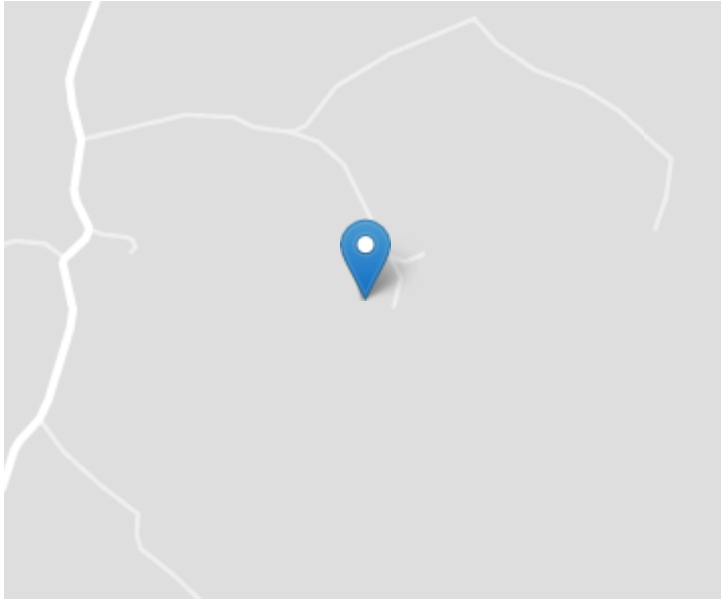
X TURBINE

EDGED BLUE  
SSSI.  
AREA



## Directions

The property is best approached by taking A482 from Lampeter towards Aberaeron, turning a Creuddyn Bridge for Talsarn, proceeding to the village of Talsarn and once reaching the village passing Daltons ATV on the left, turn right onto the road for Llangeitho on leaving the village. Proceed for 2 miles and once reaching the crossroads, turn left for Bwlchllan. Proceed up the hill to square of the village of Bwlchllan, turning left, signposted Penuwch and then turn after 1/4 mile onto the B4576 right and continue along the B4576 until reaching after 3/4 mile the entrance to Corgam Farm on the left. Proceed to the farmyard.



For further information or  
to arrange a viewing on this  
property please contact :

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