

Regulated by:



RICS



Since 1989

THE TRAWSGOED ESTATE, CEREDIGION, MID WALES



The Trawsgoed Estate, Aberystwyth, Ceredigion. SY23 4AY.

Ref: A/4978/AM Offers in Excess of

£1,350,000

Trawsgoed Estates Limited, Ceredigion, Wales - FOR SALE AS A GOING CONCERN

Portfolio of appealing Freehold property, Sporting and Mineral Rights of the Earls of Lisburne.

This Ceredigion Estate comprises of 5,572 acres of agricultural and commercial property and land, including extensive Freehold Sporting Rights, Mineral Rights and Fishing Rights.

Extending in all to 5,572 acres (2,255 ha)

Sole Selling Agents Morgan and Davies, 12 Harford Square, Lampeter SA48 7DT

lampeter@morgananddavies.co.uk 01570 423 623

www.morgananddavies.co.uk

GENERAL



Historically, this Estate was part of the Monastic Estate of Strata Florida Abbey, granted to the Monks of Strata Florida by the Lord Rhys in 1164 and owned post Reformation by the Stedman and Vaughan families of Trawsgoed. Later the Earls of Lisburne.

The Estate is set within some of the most unspoilt and delightful parts of central Wales, close to the Cardigan Bay coast and within the Cambrian Mountains and Upper Teifi Valley regions. The University town, coastal resort and administrative centre of Aberystwyth is within 12 miles with the market town of Tregaron lying some 8 miles to the South.

THE ESTATE

This mixed Estate includes valuable Freehold agricultural property, an exceptionally appealing renovated Farmhouse on the Cors Caron Nature Reserve and close to the River Teifi, together with an extensive period arrangement of farm buildings and a farm, let on a Farm Business Tenancy. In addition, the old school at Llanafan, (Yr Hen Ysgol) a school building with conversion potential for a variety of alternative enterprises, (Subject to consent). An extensive sporting Estate with some 5,572 acres of Freehold Property, Sporting Rights and Mineral Rights, Woodlands plus Fishing Rights on the Rivers Teifi, Ystwyth and Camddwr.

This is a rare opportunity of acquiring the residue of an historic Estate and is believed to be one of the last opportunities to acquire a Freehold and Sporting Estate with diverse property appeal in this popular area of Central Wales.

LAND USE OPPORTUNITIES

Such a large portfolio presents a rare and significant range of opportunities. Current uses include:

1. Agriculture:
2. Sporting : with diversity of habitat over large areas providing opportunity for shooting of Woodcock, Snipe, Black Game and Wild Duck with some of the lower lands comprising of coniferous woodlands interspersed with deciduous species of Oak, Ash , Birch, Alder and Willow and including a small reservoir.
3. Fishing Rights: which are arranged over the River Teifi, famed for Sewin and Salmon as with the Rivers Camddwr and Ystwyth.
4. Renewable energy: opportunities lie within the Estate to explore opportunities in the sector
5. Conservation: a large Estate such as this offers numerous opportunities to improve habitat for wildlife.
6. Carbon footprint: opportunities exist for carbon footprint offerings.
7. Afforestation: there are opportunities for regeneration and replanting available within the properties being sold.
9. Training and Education: opportunities for outdoor activities with extensive areas offering ideal outward bound type walking and conservation education.

Boundaries: any purchaser should be deemed to have full knowledge of all boundaries. Neither the vendor nor the vendors' Agents will be responsible for defining the specific boundaries or ownership thereof, within the lands herewithin referred and offered for sale.

PROPERTY INFORMATION

The Portfolio available is attached to this brochure, and full details can be provided via our selling agents.

INCOME

Trawsgoed Estates Limited company derives annual income from rents and sporting which is circa £20,000 per annum with further scope for more income from the School, Grants and Sporting.

DOLBEUDIAU FARM



YR HEN YSGOL, LLANAFAN





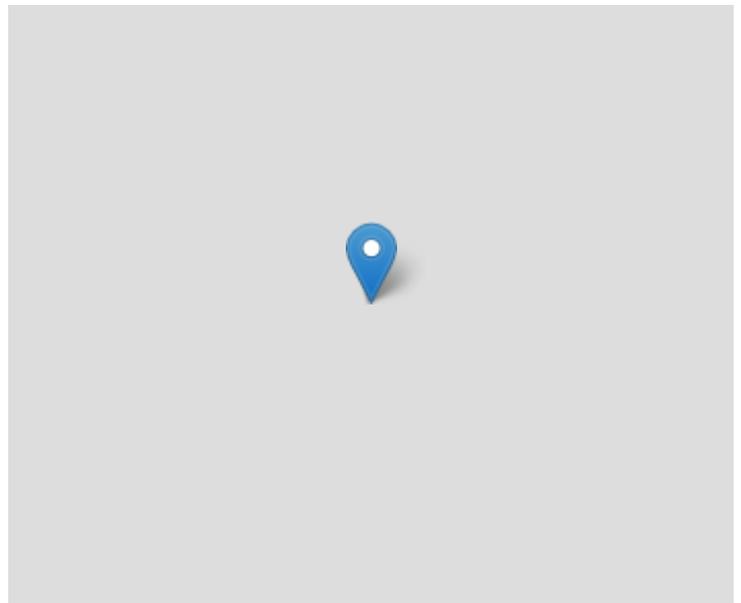
YR HEN YSGOL, LLANAFAN - INTERNAL



RIVER YSTWYTH FISHING



BIRCHGROVE RESERVOIR, TRAWSGOED



TENURE AND POSSESSION

The properties and rights are offered for sale Freehold, subject to conditions within Conveyances and Registrations.

The Rights offered are sold subject to and with the benefit of existing wayleaves, easements and rights of way.

Some of the lands being offered are subject to Established Rights of Others and Rights for grazing and rights to pasture.

Full details of the Titles are available from the vendors' Agents or solicitor.

Local Authority: Ceredigion County Council, Penmorfa, Aberaeron, Ceredigion, SA46 0PA. Tel: 01545 570881

AGENTS COMMENTS

VIEWINGS: Strictly by prior appointment only via the Sole Selling Agents Morgan and Davies 12 Harford Square, Lampeter, Ceredigion SA48 7DT

Please contact Mr Andrew Morgan or Miss Adleis Jones at our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

Directions

The properties are located within the Upper Teifi Valley and Upper Ystwyth Valleys and directions for viewings should be confirmed by the sole selling agents before inspection via Lampeter Office.

Trawsgoed Estates Limited
Map for Viewing Properties & Rights

