

Regulated by:



Since 1989

A rare opportunity of acquiring 35.878 acres with old ruin and attractive conservation lake in Upper Teifi Valley region



Gwar-Ffynnon Mountain Land Cellan, Lampeter, Ceredigion. SA48 8JA.

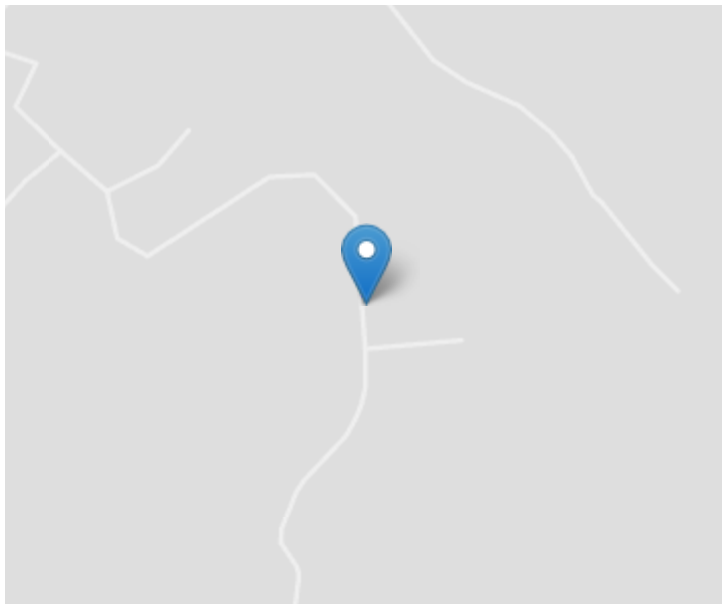
REF: A/5119(b)

£150,000

*** 3 miles from the University Town of Lampeter, above the Teifi Valley, and accessed via a quiet district road and right of way (Please refer to Plans) *** This extremely rare opportunity includes a block of grazing land around 1,000ft above Sea level overlooking the Teifi Valley with far reaching views over the surrounding unspoilt countryside

*** The land includes the footings of a former Shepherd's cottage and a most attractive conservation lake which is a haven for Wildlife *** The land was divided into a series of enclosures and contained within a ring fence *** The land is a valuable and rare opportunity for those seeking complete solitude and offers potential alternative use (subject to the appropriate consents being obtained)

*** The land in total extends to 35.878 acres (14.519 hectares)



RUIN



SITE OF RUIN



LAKE SETTING (FIRST IMAGE)



GENERAL DESCRIPTION

Talyfan Mountain Land enjoys a breath taking location above the Teifi Valley with far reaching views across the surrounding unspoilt countryside. It lies in one of the most secluded locations currently available and offered to the market.

The land is presently only accessed by a 4x4 vehicle, agricultural vehicles or by foot. Please refer to plan for access and park at the end of the road near Talyfan.

You are advised NOT to access the property at present other than a 4x4 vehicle and you must keep Dogs on a lead at all times.

This is an unusually rare opportunity in that it offers a secluded block of land with considerable conservation potential for uses such as tree planting, conservation purposes and the creation of a nature reserve or similar in that it includes a very attractive conservation lake and various pockets of wet land that are known to be high in conservation value.

The land is interspersed by natural water sources and is currently utilised for seasonal agricultural grazing.

The land includes the ruins of a former Shepherd' cottage which may offer some long term potential (subject to any consents being obtained).

In total the land extends to 35.878 acres (14.519 hectares).

LAKE SETTING (SECOND IMAGE)



LAKE SETTING (THIRD IMAGE)



LAKE SETTING (FOURTH IMAGE)



LAKE SETTING (FIFTH IMAGE)



LAKE SETTING (SIXTH IMAGE)

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LAKE SETTING (SEVENTH IMAGE)**PLANNING AUTHORITY**

Ceredigion County Council. Tel: 01545 570 881.

NOTE

A parcel of nearby land amounting to 26.67 acres (Talyfan Fields) is also available to purchase. Further sales particulars are available from the Sole Selling Agents.

Services

No services connected or available.

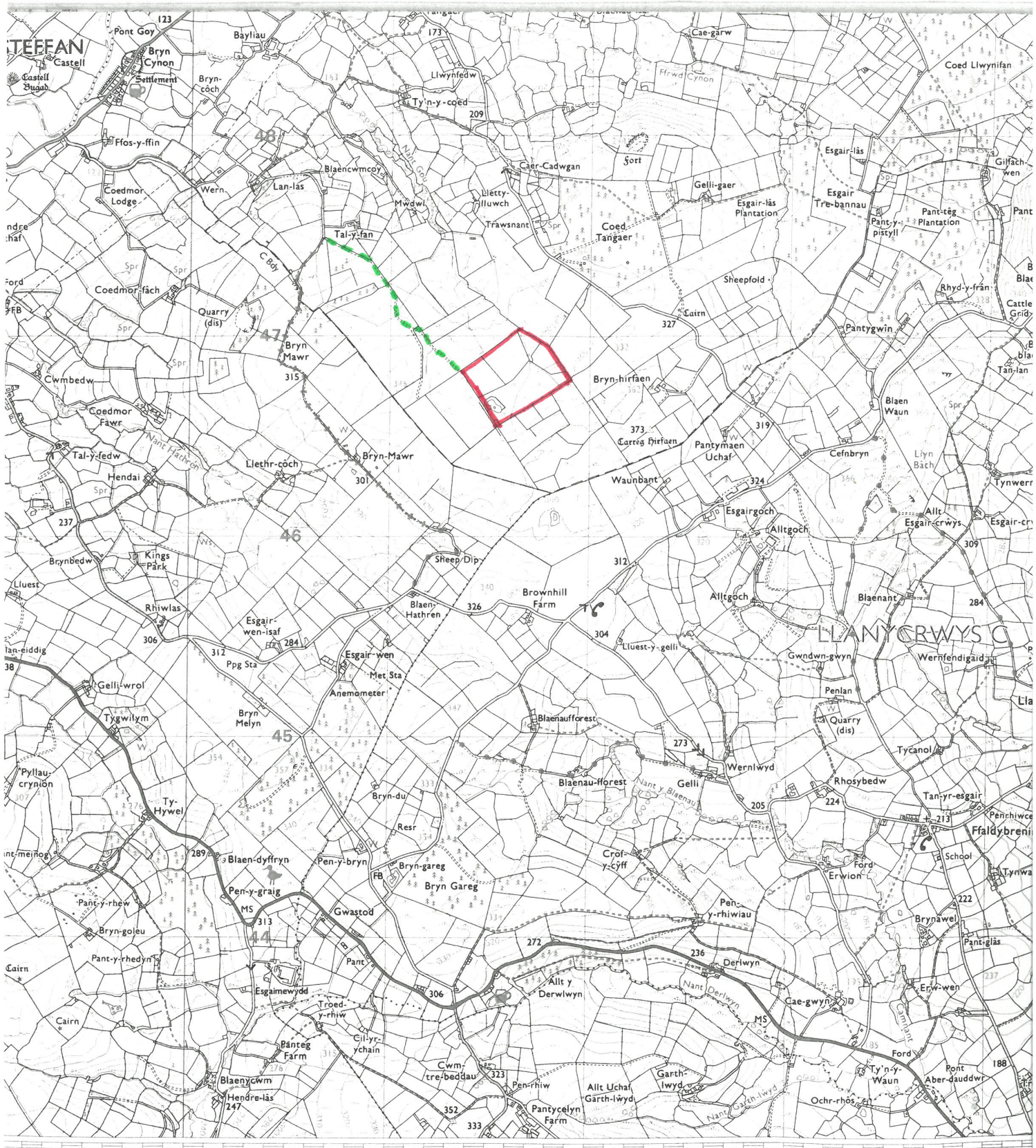
Directions

The land is located at Grid Reference Number 613/468.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page

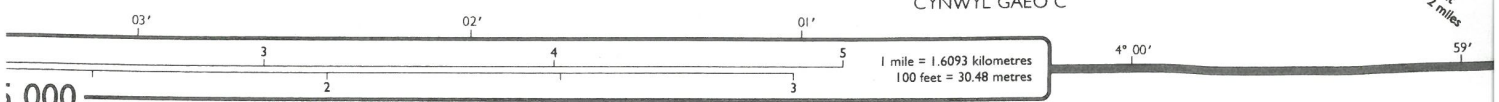
TALYFAN MOUNTAIN LAND



260 61 62 63

CYNWYL GAEO C

A 492
Pumant
3 km or 2 miles



GENERAL FEATURES / NODWEDDION CYFFREDINOL

ABBREVIATIONS / BYRFODDAU