

*A beautifully situated 11.428 acre parcel of re wilded land, with service track and including parcel of native woodland. Ideal conservation/leisure opportunity Nr Lampeter, West Wales*



**Allt Fach, Llanfair Road, Cellan, Lampeter, Ceredigion. SA48 8HX.**

**£98,500**

**A/5589/AM**

\*\*\* A beautifully situated 11.428 acre parcel of re wilded land \*\*\* With service track \*\*\* Includes a parcel of native woodland - Ideal conservation/leisure opportunity \*\*\*The placing of Allt Fach (Little Wood) on the open market provides prospective purchasers an opportunity of acquiring a rarely available parcel of land that has been left untouched for a good number of years

Located 3.5 miles from the town of Lampeter in the heart of the Teifi Valley, set off the B4343 Cellan to Llanfair Clydogau road at Grid Ref No: 618 502. \*\*\* Approximately 125m above sea level. 1 mile south of Llanfair Clydogau village \*\*\*



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## LOCATION

The land is located 3.5 miles from the town of Lampeter in the heart of the Teifi Valley, set off the B4343 Cellan to Llanfair Clydogau road at Grid Ref No: 618 502., approximately 125m above sea level. 1 mile south of Llanfair Clydogau village.

## GENERAL

Rare and re-wilded parcel of land suitable for conservation, silviculture (forestry) or amenity/ recreation purposes.

Contained within a ring fence, an opportunity to purchase 11.428 acres of easily accessed lands set off a council road, including a parcel of mature woodland with Beech, Oak and native hardwoods and an ideal further development opportunity in the sector.

The placing of Allt Fach (Little Wood) on the open market provides prospective purchasers an opportunity of acquiring a rarely available parcel of land that has been left untouched for a good number of years. The land is rich in flora, fauna and high in conservation value, and has had the benefit of a service track inserted with a wide entrance from the council maintained highway that affronts the parcel.

The land extends to 11.428 acres (4.625ha) and could be further developed for forestry, or allowed to rewild further and has potential over a variety of sectors, including potential restoration for agricultural purposes, equestrian, leisure or recreation, but it must be emphasised it is already a valuable conservation opportunity.

Further details in relation to any available grants etc., can be obtained from the Natural Resources Wales (NRW) website.

Further details available from the sole selling Agents, Morgan and Davies, Lampeter office 01570 423 623.

## MONEY LAUNDERING REGULATIONS

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.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

### Land to South



### Land to West



## Drive into land

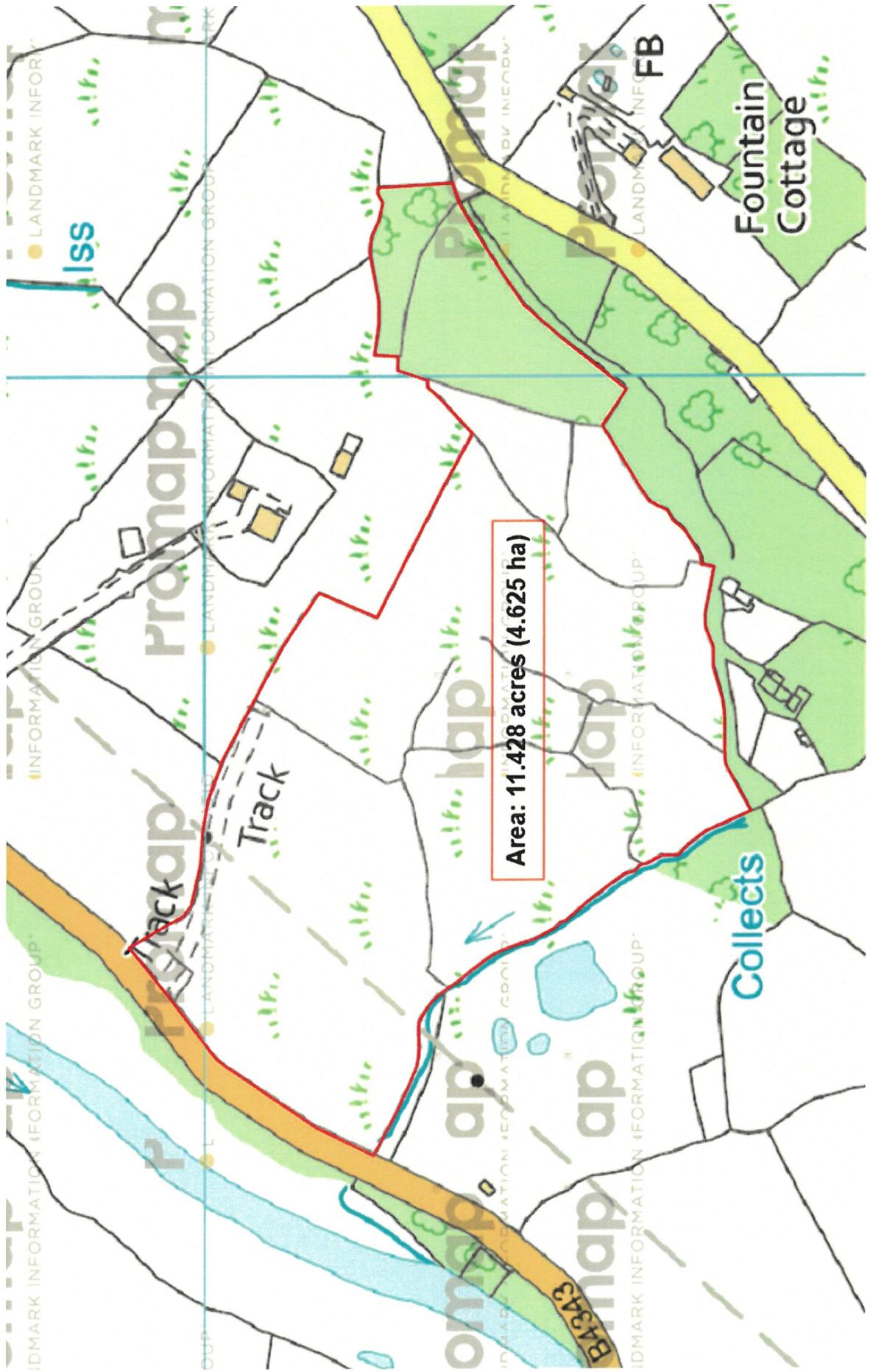


## Entrance Gateway



## Services

There are no services connected .



For Identification Purposes Only

The logo for Morgan & Davies, featuring the brand name in a bold, red, sans-serif font. The text is split into two lines: 'MORGAN' on the top line and '& DAVIES' on the bottom line, separated by a thin white ampersand. The entire logo is enclosed within a thick red border.

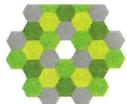
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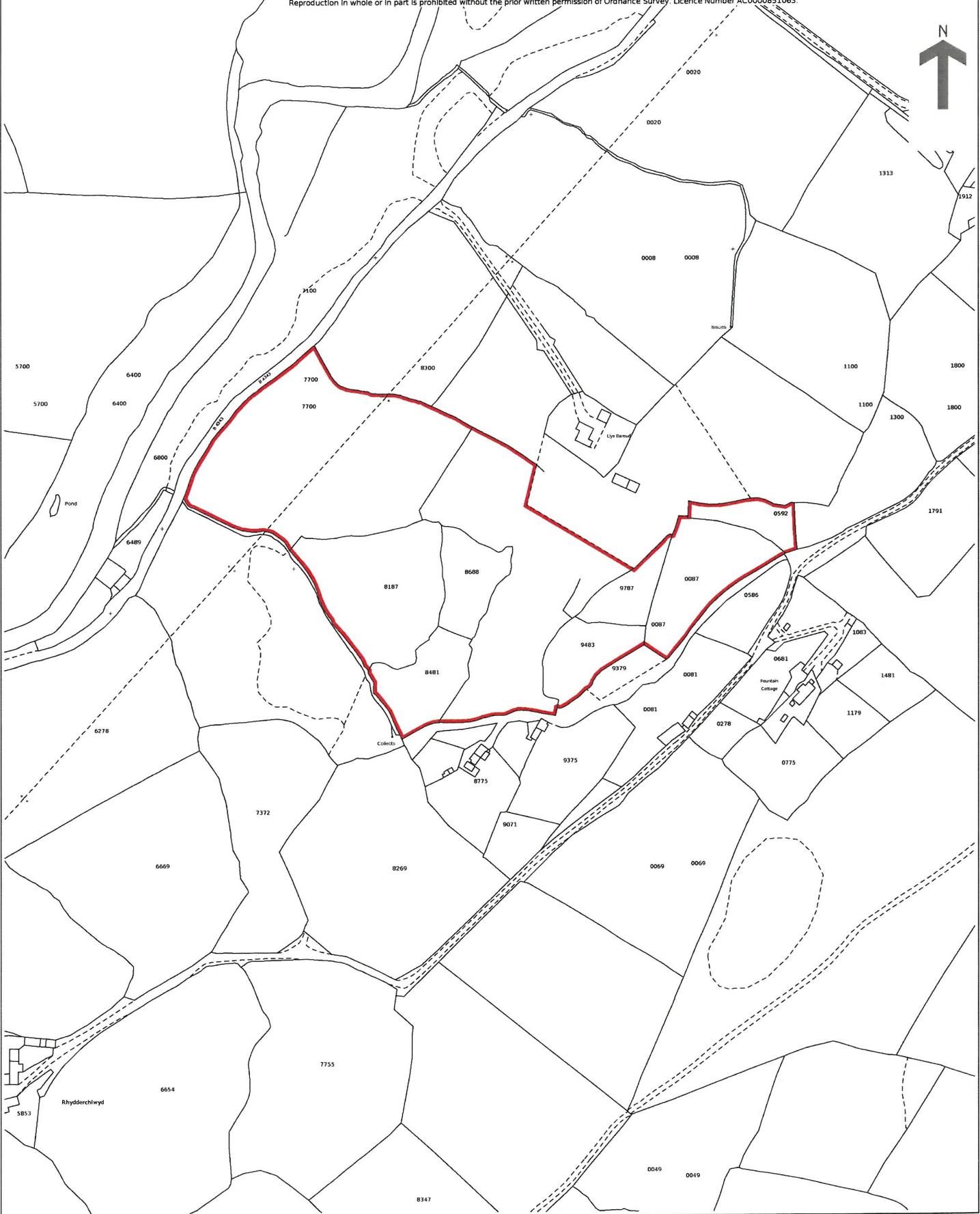
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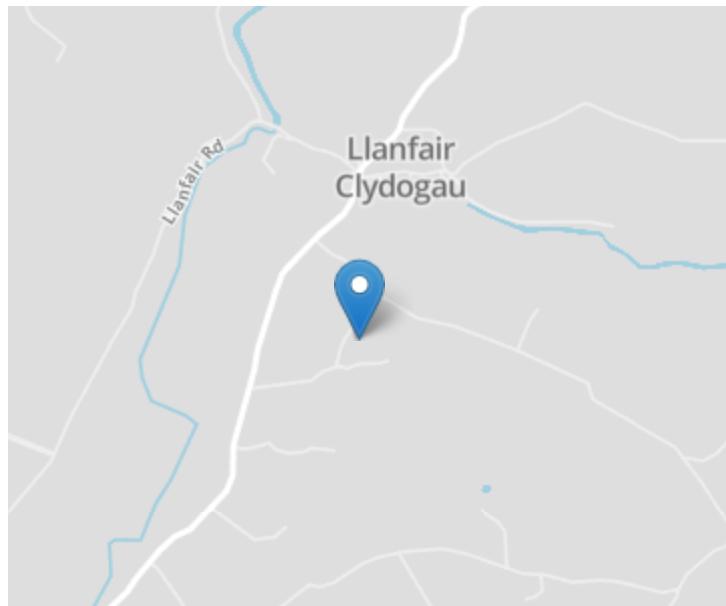


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<b>Parking Types:</b> None.	Has the property been flooded in last 5 years?
<b>Heating Sources:</b> None.	No
<b>Electricity Supply:</b> None.	<b>Flooding Sources:</b>
<b>Water Supply:</b> None.	Any flood defences at the property? No
<b>Sewerage:</b> None.	Any risk of coastal erosion? No
<b>Broadband Connection Types:</b> None.	Is the property listed? No
<b>Accessibility Types:</b> None.	Are there any restrictions associated with the property? No
	Any easements, servitudes, or wayleaves? No
	The existence of any public or private right of way? No



## Directions

From Lampeter take the B4343 via Cwmann towards Cellan. Proceed through Cellan village and continuing north towards Llanfair Clydogau on the B4343 passing Cellan church on the left hand side. Continue for approx 300m and an entrance track and lane with gated entry is found on the right hand side of the road 100m before the entrance to Llys Barcud house as identified by the Agents 'For Sale' board.

**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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

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

**Lampeter Office**  
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