

Rare opportunity of acquiring a registered Common and associated grazing lands on the Tregaron National Nature Reserve (SSSI Protected Status) In total 69.478 acres, Tregaron, West Wales



**Clawdd Ddu Common and Clawddu Fields Pontrhydfendigaid, Tregaron,
Ceredigion. SY25 6LW.**

£125,000

A/5551/AM - Guide Price - O.N.O.

Rare opportunity of acquiring a parcel of land of particularly high conservation value. Freehold land with significant sporting/conservation interests and bordering the Camddwr Fawr River.*** The land includes valuable fishing and shooting rights and is in an area of outstanding natural beauty. *** This is a very rare opportunity to acquire a parcel of land in one of the most unspoilt and environmentally sensitive areas of the regions in this part of Mid Wales. *** The land is intersected by various rights and subject to various grazing rights under Commons Registration (Ceredigion CL80 and CL103.***

Purchasers should satisfy themselves as regards rights of access to and from the land. Further details available from the sole selling agents Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion, SA48 7DT



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Central Section



Land looking North



Frontage and intersected by Commddwr River



Land to the North East side



Land to West



Views over to North



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.

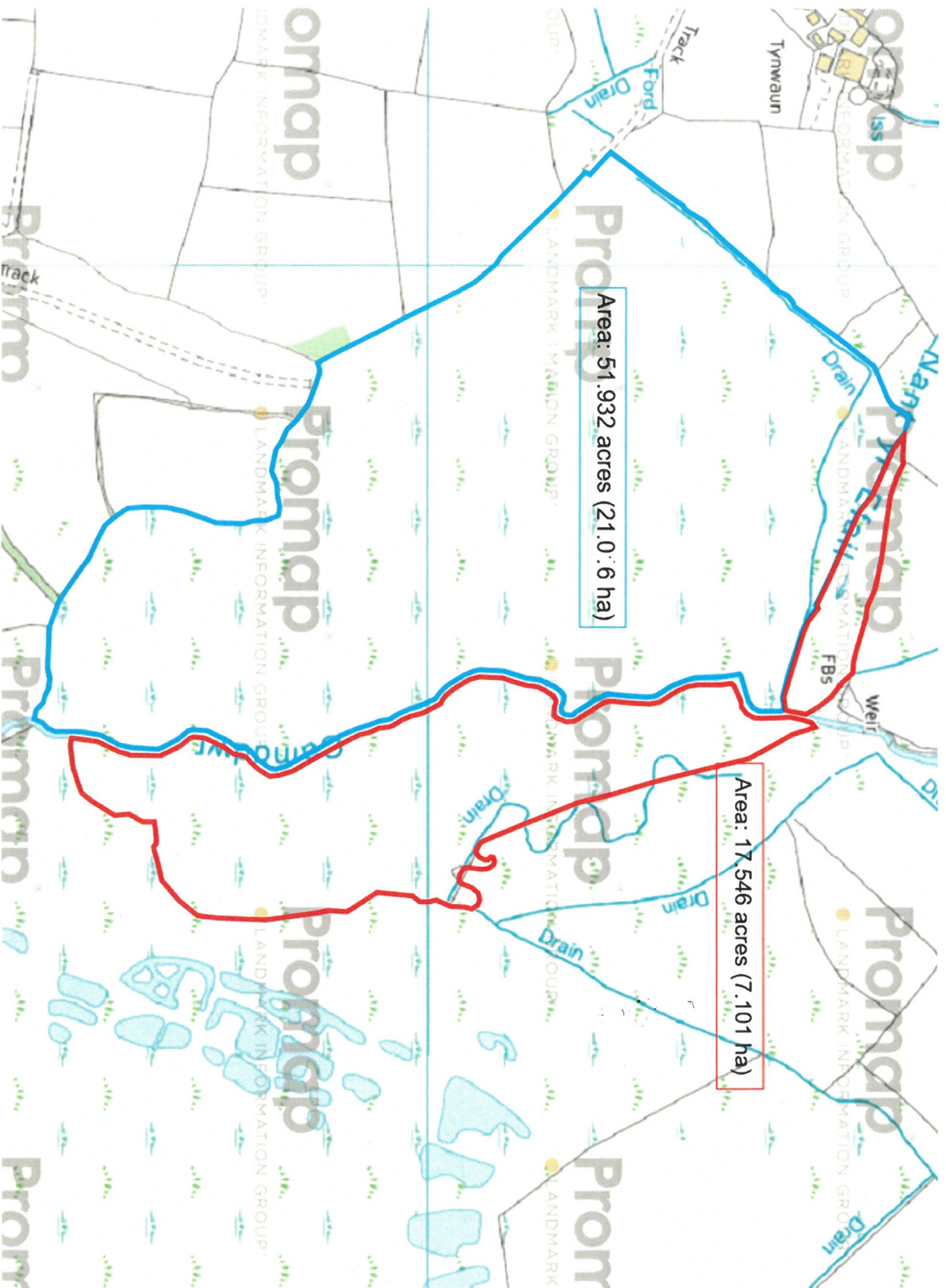
Viewing

The land is 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

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies.

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For Identification Purposes Only



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www.morgandavies.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd & Company registered in Wales 11301575

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

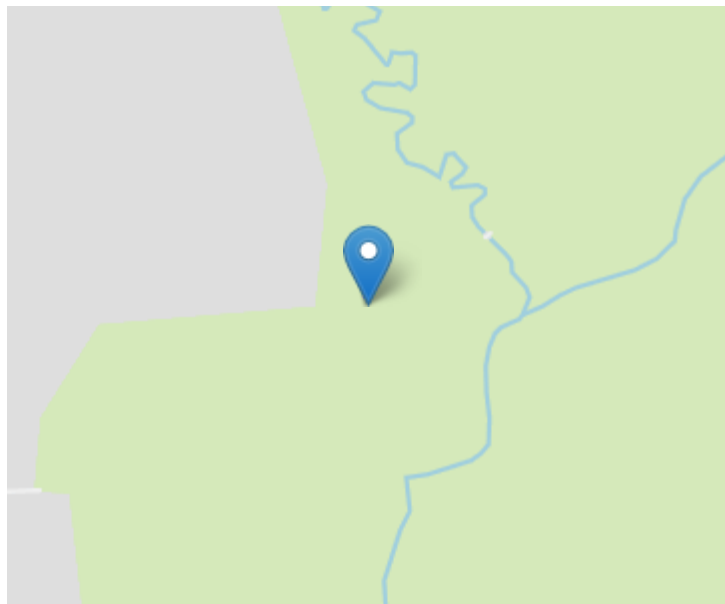
Is the property listed? No

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

The property is located at grid reference number 675/638.

The land is accessed via a public footpath and bridle way.

Please liaise with Lampeter Office on 01570 423 623 before making inspection.

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

**Lampeter Office
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