

*An extensive parcel of land amongst the Cambrian Mountains, Largely a Site of Special Scientific Interest, of significant conservation and landscape appeal. In total 185.32 acres or thereabouts. Nr Tregaron, Mid Wales.*



**Esgair Hir Lands, Soar Y Mynydd, Tregaron, Ceredigion. SY25 6NP.**

**£240,000**

**REF: A/5272/AM**

\*\*\* A rare opportunity of acquiring a remote extensive parcel of agricultural and conservation land in the heart of the Cambrian Mountains \*\*\* With good access from a Council maintained highway \*\*\* Forming part of the Ceredigion/Carmarthenshire Cwmdoethie-Mynydd Mallaen Site of Special Scientific Interest \*\*\* Noted for its flora and fauna and being a special protection area noted of high value in its conservation features

\*\*\* Ornithologically the site is noted as being of high value for Raven, Kite, Ring Ouzel, Dunlin, Red Grouse, Breeding Teal and various other rare Birds and Wild Animals and Mammals

\*\*\* This is a rare offering and has scarce appeal for those seeking to have the Ownership of a special parcel of land noted for its exceptional conservation appeal \*\*\* In total extending to 185.32 acres (75 hectares) or thereabouts \*\*\* Further details in relation to the Species and conservation qualities are available with the Sole Selling Agents - Morgan & Davies



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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
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## LOCATION



Esgair Hir Lands is located amongst the Cambrian Mountains at Grid Reference Number 778/555 in the Camddwr Valley, located 1.75 miles North from the historic Soar Y Mynydd Chapel and some 3 miles North from Llyn Brianne. The property has access from the Abergwesyn to Tregaron road and is located with frontage to the Soar Y Mynydd to Tregaron road. Rhandirwyn is located 8 miles distant. Tregaron is located 9 miles distant.

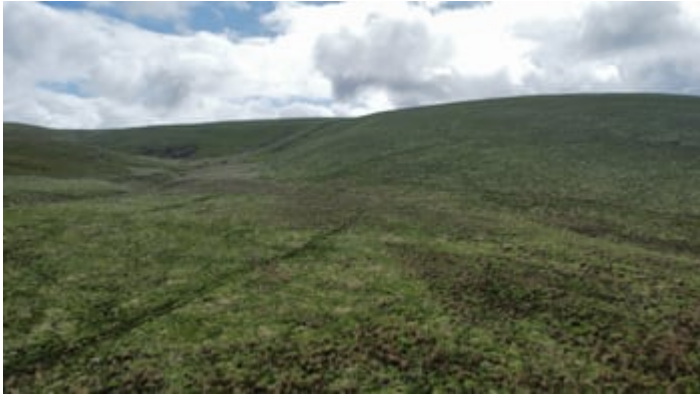
## Gated Access



## Land



## Aerial Drone Photos



## Views



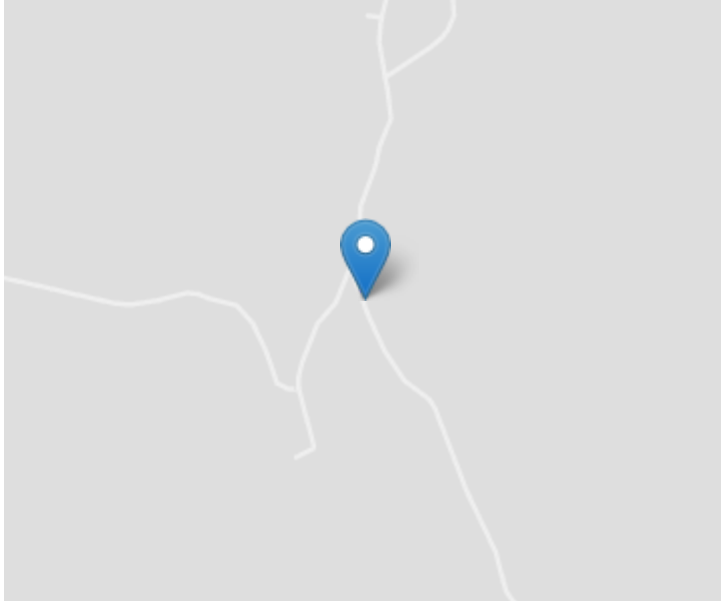
## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant possession on completion.

## 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.





### Directions

Please refer to attached plan for directions.

**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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

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

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

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