

A rare opportunity of acquiring dramatically positioned breathtaking parcel of upland land in Cambrian Mountains extending to in all 120 acres approx adjoining Teifi Pools.



Llyn Teifi Lands (Land at Gwnnws Uchaf) Ffair Rhos, Pontrhydfendigaid,
Tregaron, Ceredigion. SY25 6BT.

£150,000 Guide Price

A/5268/AM - O.N.O.

The land is offered Freehold for sale having of the most breathtaking positions of any parcel of land that is believed to be currently available on the market. Enjoying far reaching views to the immediate West over the Cors Caron Nature Reserve and the surrounding un-spoilt countryside.*** Offering a rare and unique opportunity to acquire a parcel of Mid Wales special landscape.*** The land is designated within a number of conservation and special protection areas including Elenydd-Mallaen Special Protection area and Elenydd Special Area of conservation and within the Elenydd Site of Special Scientific Interest and contained within the South Ceredigion Uplands' Special Landscape Area.*** The property is accessed via an un-classified council maintained roadway.*** The land is subject also to registered common grazing rights benefitting third parties.*** This is a rare and most unusual opportunity to acquire a beautifully situated upland parcel of hill land in one of the most secluded, yet readily accessible parts of the Cambrian Mountains and at source of the River Teifi and close to the source of the River Claerddu (Claer Wen).*** The land in total is believed to extend to circa 120 acres or thereabouts.***



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LOCATION

Totally remote location in the Cambrian Mountains above the Teifi Valley intersected by a quiet district road, 3 1/2 miles East of the Ceredigion Village of Ffair Rhos, 4 1/2 miles from Pontrhydfendigaid and 17 miles inland from Aberystwyth on the Cardigan Bay coast. Located at around 400 m above sea level with far reaching views and being at the source of the River Teifi and in an area of outstanding natural beauty.

THE LAND

The placing of this parcel of land provides a very unique and unusual opportunity to acquire an upland parcel of land that has not been offered for sale freehold before in living memory. The land currently forms part of a large extensive portfolio of country properties formerly part of the ownership of the Earls of Lisburne. This land is unfenced in part and adjoins the Llyn Teifi, being the largest of the Teifi Pools, being an area of water storage at high altitude above the Teifi Valley and providing water resources to the South Wales conurbation and surrounding areas.

The lands are part of an area of high value in conservation and further details are available on the Natural Resources Wales website. The land forming part of Elenydd-Mallaen Special Protection area and Elenydd Special Area of conservation and within the Elenydd Site of Special Scientific Interest and contained within the South Ceredigion Uplands' Special Landscape Area.

In total the land extends to some 120 acres or thereabouts and further details are available from the sole selling agents' Morgan and Davies, 12 Harford Square,, Lampeter, SA48 7DT.

E-mail: Lampeter@morgananddavies.co.uk (Ref AJM/IL).

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.*****

Views over Llyn Teig and to the West



Land to the East



Land looking North



Land to the South East



Land to the West



Road intersecting



HIGHWAYS ACCESS

Highways access is available from an unclassified Council maintained roadway which enters from Ffair Rhos direction and connects through to the A485 at Pontrhydfendigaid.

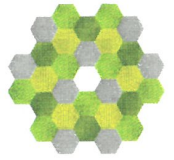
MONEY LAUNDERING

MONEY LAUNDERING REGULATIONS

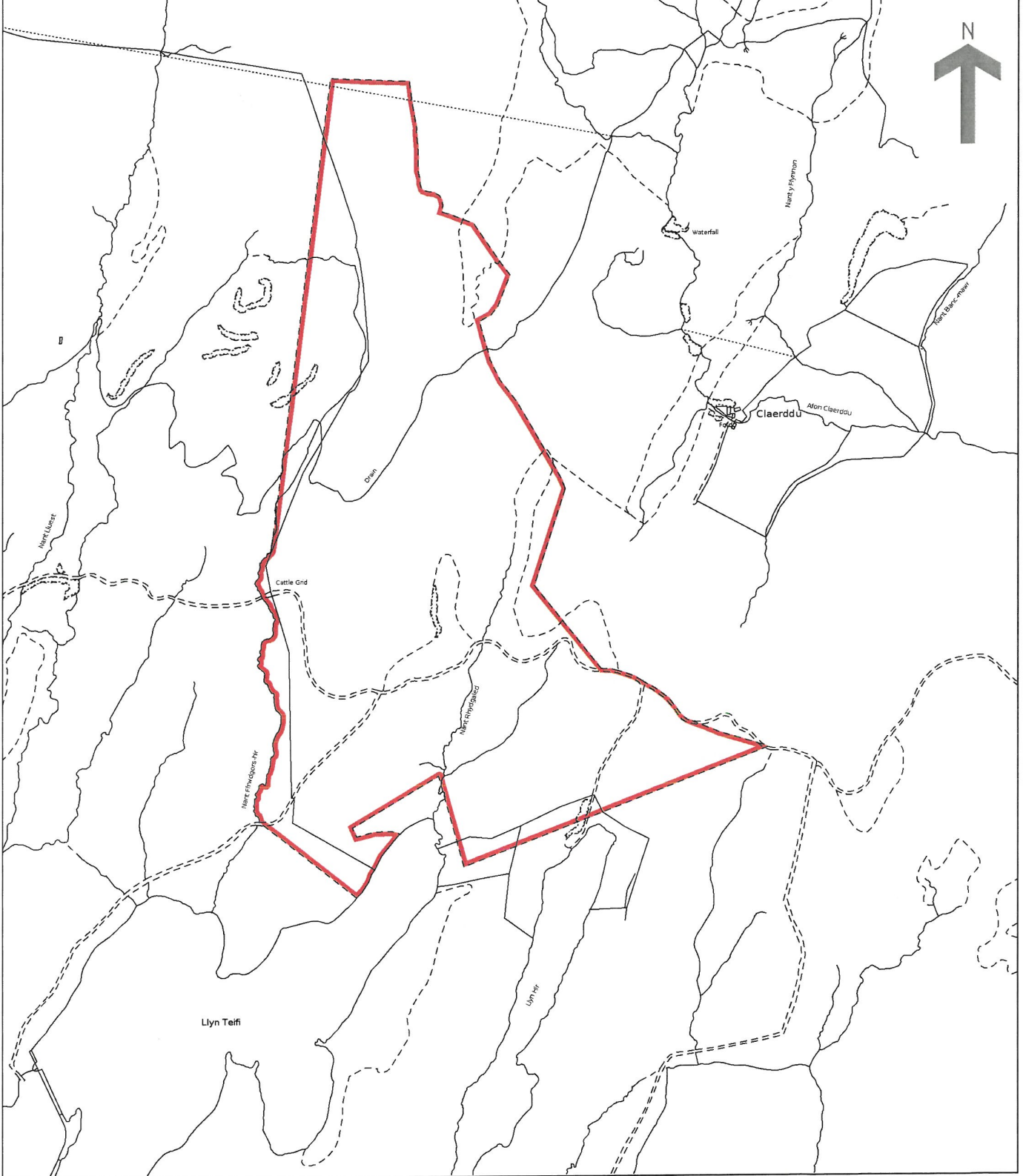
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

There are no services connected or available at presently.



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Directions

From Lampeter take the A485 to Tregaron, continue through the Square proceeding toward Pontrhydfendigaid.

In Pontrhydfendigaid take the Devil's Bridge Road to the right hand side and passing the School to Ffair Rhos Square and at the Pub on the Square turn right signposted Teifi Pools. Continue for a further 3 1/2 miles and once passing over the second Cattle grid you will enter the land concerned and please refer to the plan. You will note that part of the frontage extends to Llyn Teifi (the largest of the Teifi pools).

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

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