



Land at Fforest Cwmplysgog, Cilgerran, SA43 2TB

£480,000

Guide Price £8,000 Per Acre

Parcel of agricultural land extending to 59.10 acres/23.92 hectares or thereabouts

Adjoining the Welsh Wildlife Centre

Boasting significant environmental appeal

Suitable as a conservation or rewilding project

Currently used for grazing and cropping purposes

Walking distance to Cardigan town

Vendor may consider splitting the land into two lots

Situation

Enjoying a pleasant and appealing location on the outskirts of the popular village of Cilgerran and adjoining the Welsh Wildlife Centre. The land is easily accessible with access off a tarmac roadway (the former Cardi Bach railway line). The village of Cilgerran is situated on the bank of the river Teifi in Pembrokeshire which offers many opportunities for river activities, fishing, and walks and is known for its coracle races. Village amenities include an historical castle, primary school, Wildlife Centre (which gives beautiful walking access direct to Cardigan town), village hall, local shops etc. Within walking distance lies the market town of Cardigan which offers a wider array of amenities and services.

Directions

Take the A487/Tenby roadway out of the town continuing on this road for 2/3 miles turning left onto Cilgerran Road at Penybryn towards the village of Cilgerran, upon entering the village follow the signs for 'The Welsh Wildlife Centre'. Continue along this road and the land will be seen on the left hand side as denoted by our 'For Sale' board. A location plan is attached to the sales particulars.

what3words ///horseshoe.soaps.entrusted will provide access to enclosure SN1843 4264. A further 200 meters on the left, there is a lane leading to the remaining fields.

Description

A valuable parcel of mainly level to gently sloping accommodation land extending in total to 59.10 acres/23.92 hectares or thereabouts adjoining the Welsh Wildlife Centre. Divided into seven enclosures of which five are laid to permanent pasture and equate to 54.6 acres or thereabouts. Currently the land is used for both grazing and cropping purposes but offers significant environmental appeal and amenity value. Farmed in an environmentally considerate manner providing dedicated areas of habitat with sheltered wildlife corridors, woodland and ponds which extend to 4.44 acres or thereabouts. As a result we would strongly advise that the land would be ideally suited to those looking to embark on a conservation or re-wilding project with a high regard for the natural environment.

Alternatively the land has been used for the grazing of livestock and cropped annually and should also be of interest to those looking for agricultural land in the area. Benefitting from two access points, the land could be split if required. To fully appreciate the potential that this land has to offer an early inspection is recommended.

Services

Mains water connected to the land.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

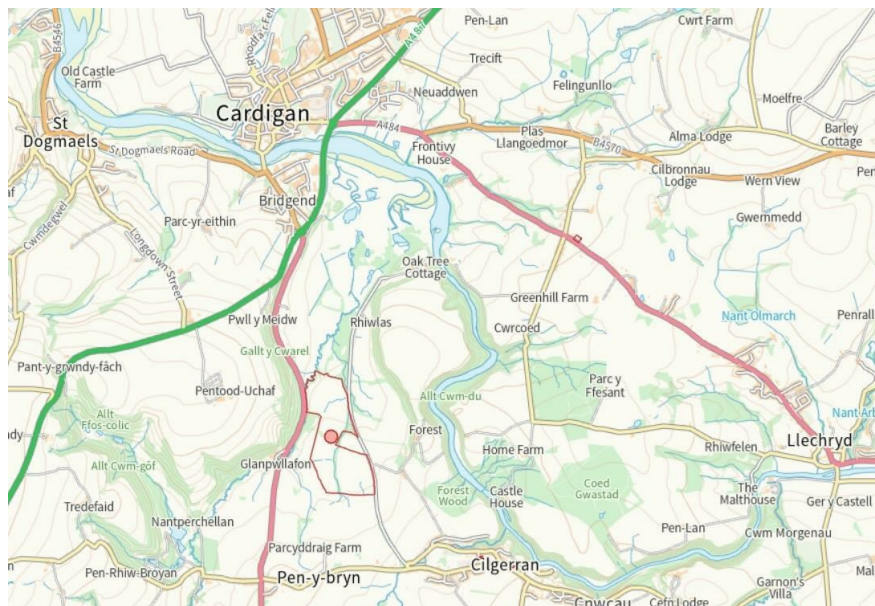
Restrictive Covenant: The purchaser will be required to enter into a covenant, not, without the consent of the vendor to permit any material change of use which will require Local Authority consent.

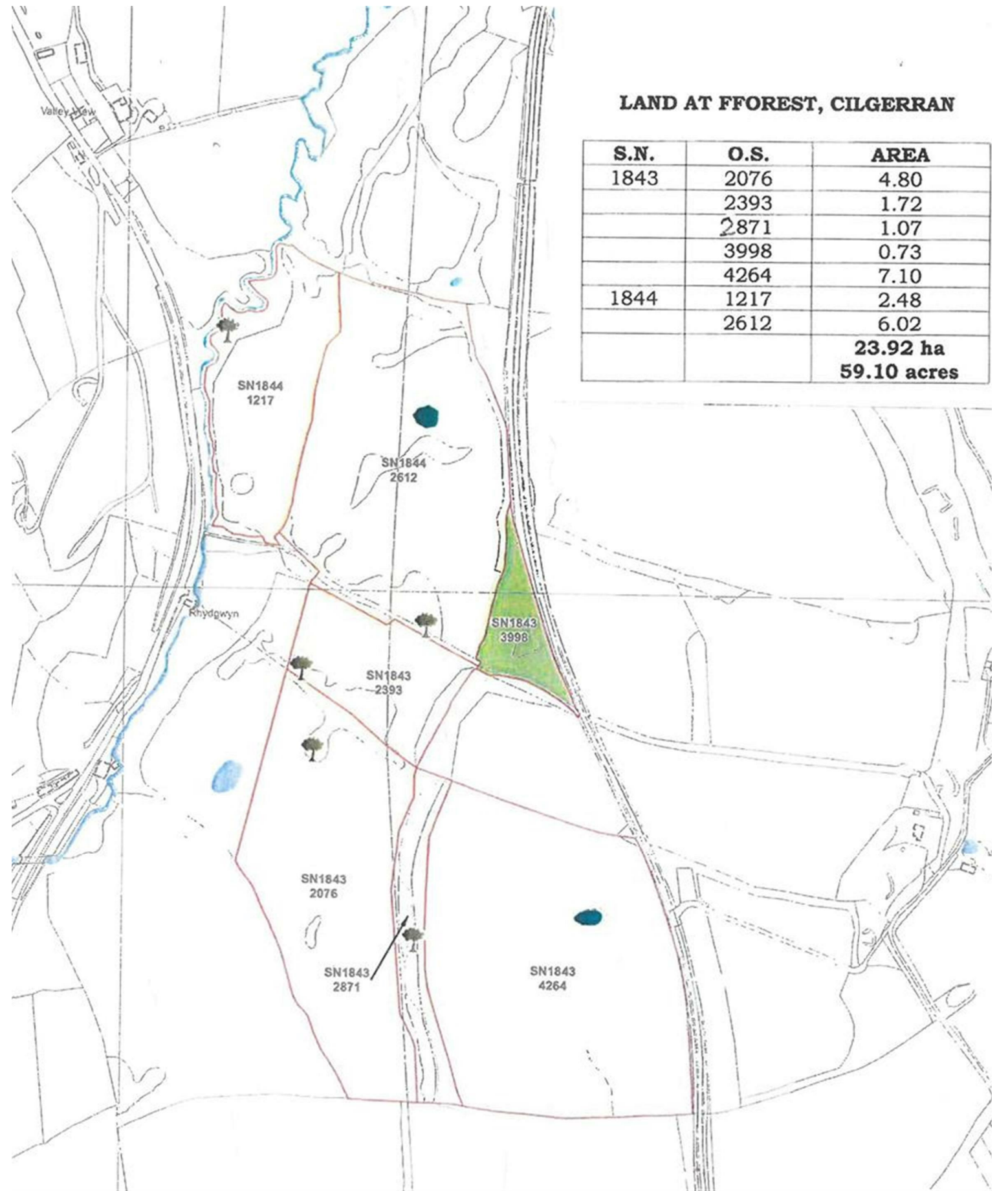
Environmental Schemes: The land is not entered into any environmental scheme.

General Remarks

An excellent opportunity to acquire a large parcel of land which offers significant environmental and conservation appeal on the edge of the Welsh Wildlife Centre. To fully appreciate the potential on offer an early inspection is highly recommended.

Location Plan





LAND AT FFOREST, CILGERRAN

S.N.	O.S.	AREA
1843	2076	4.80
	2393	1.72
	2871	1.07
	3998	0.73
	4264	7.10
1844	1217	2.48
	2612	6.02
		23.92 ha
		59.10 acres

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.