

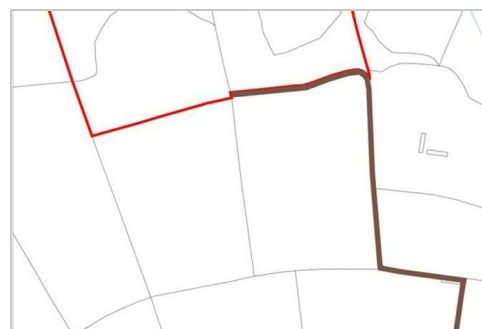
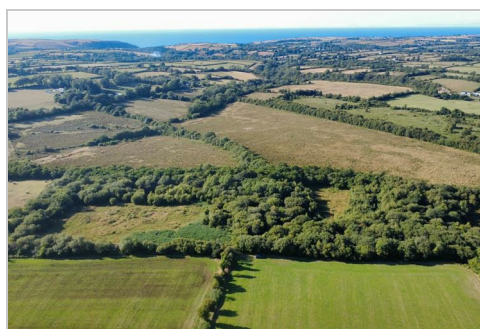


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Land at Gellie SSSI Synod Inn, Synod Inn, Llandysul, SA44 6BG

Guide Price £50,000

A rare opportunity to acquire a parcel of land of approximately 9.4 acres with significant ecological and conservation interest, situated in the peaceful rural surroundings of Plwmp, Llandysul.

The land forms part of the nationally recognised Rhos Gellie Site of Special Scientific Interest (SSSI), an important area of semi-natural marshy and wet grassland. The site is noted for its rich biodiversity and provides valuable habitat for the Marsh Fritillary butterfly (*Euphydryas aurinia*), one of Britain's most threatened butterfly species. Rhos Gellie forms part of the wider network of valuable Rhos pasture habitats found throughout Ceredigion and is recognised by Natural Resources Wales for its marshy and neutral grassland habitats and associated wildlife.

Location



Being only some 1.5 miles south of Synod Inn, some 5 miles from New Quay, and approx 13 miles north of Cardigan this parcel of land would be accessible to a wide area and only some 3 miles in land from the Ceredigion coastline.

The land has access off the A487 roadway via a right of access over adjoining farmland.

Description



A rare opportunity to acquire approximately 9.4 acres of attractive, ecologically important countryside near Plwmp, Llandysul.

The land forms part of the nationally recognised Rhos Gellie Site of Special Scientific Interest (SSSI), designated in 1988 in recognition of its important semi-natural marshy and wet grassland habitats.

The site forms part of Ceredigion's distinctive Rhos pasture network and provides valuable habitat for the Marsh Fritillary butterfly (*Euphydryas aurinia*), one of Britain's most threatened butterfly species.

Offering significant biodiversity and conservation interest, the land is likely to appeal to those with an interest in conservation, wildlife and sympathetic land management along with those purchasers looking for Carbon offsetting opportunities

The SSSI designation should be carefully considered by prospective purchasers, as certain operations may require consultation with or consent from Natural Resources Wales. Purchasers are advised to satisfy themselves as to the extent of the designation, management requirements and any restrictions affecting the land.

Ecological Interest



The ecological interest of the land is enhanced by its diverse range of wet and marshy grassland species. The Rhos Gellie SSSI is noted for its characteristic rhôs pasture, including areas of purple moor-grass, together with wet heath, rush pasture and associated semi-natural vegetation.

These habitats provide important conditions for a range of specialist wildflowers and wetland plants and are particularly valuable for associated invertebrates.

The wider Rhos Gellie complex is also recognised as supporting important populations of the Marsh Fritillary butterfly, a species strongly associated with unimproved marshy grassland and its principal food plant, Devil's-bit Scabious.

The combination of purple moor-grass pasture, wet heath, rushes and flowering plants therefore gives the land considerable biodiversity and conservation interest, whilst retaining value as traditionally managed agricultural land.

Potential support payments

The land provides useful additional rough grazing potential in line with the SSSI designation and will be of particular interest to farmers and landowners seeking to expand their holding, secure additional grazing or enhance the environmental credentials and resilience of an existing farm business.

With the introduction of the Sustainable Farming Scheme, land of this nature can have increasing strategic value, with semi-natural habitats potentially attracting additional habitat maintenance payments alongside the wider SFS support available to eligible farming businesses. The land's SSSI status and recognised ecological interest should therefore be viewed not only as an environmental asset but potentially as an important component of a modern Welsh farm business, subject always to the applicable SFS, NRW and SSSI requirements.

Services



No services are connected to the land.

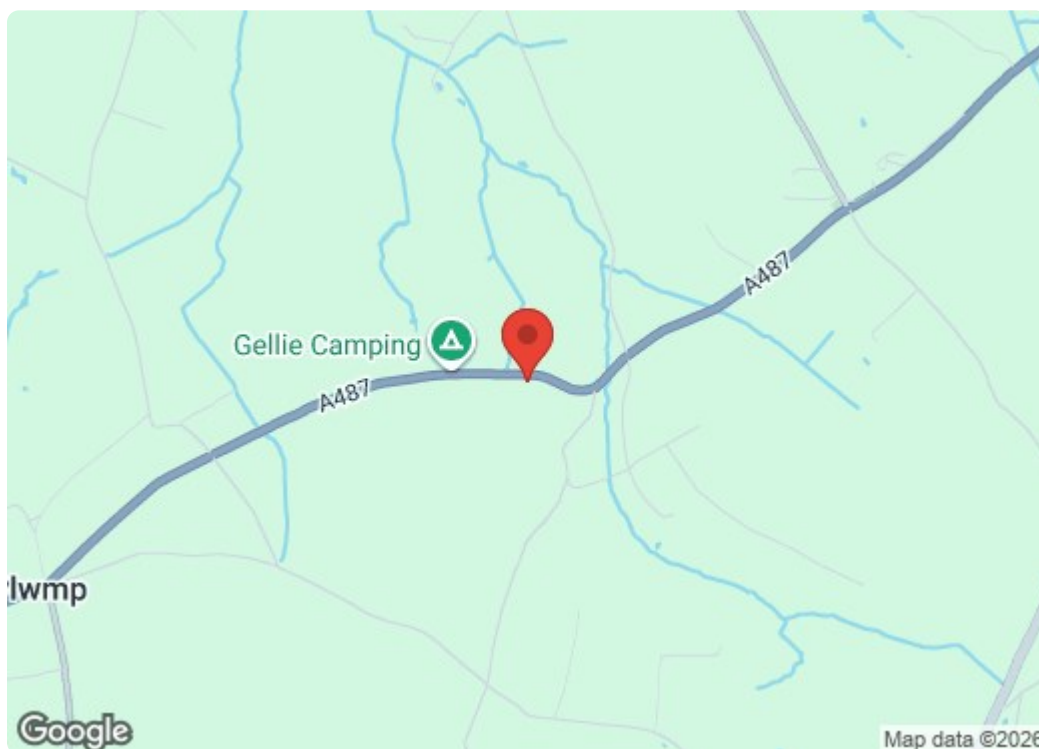
Directions



The access to the land can be found adjoining the A487 roadway some half a mile north of Plwmp with the access point on the left hand side and a subsequent right of access through the adjoining fields, as identified by the agents for sale board.

Mode of Sale

The land is offered by private treaty and any interested parties are invited to contact the sole selling agents to confirm their interest.



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