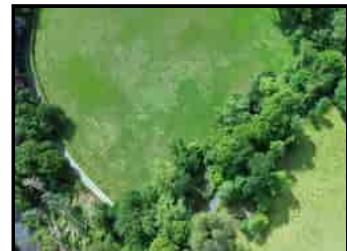


**FOR SALE BY ON-LINE AUCTION** - Rarely available conservation property including disused reservoir and parcel woodland in glorious Ystwyth Valley setting



Birchgrove Reservoir and Woodland Coed Alltfedw, Aberystwyth, Ceredigion. SY23 4AT.

£35,000

**REF: A/5472/AM - AUCTION GUIDE PRICE**

\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £35,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\* Bidding will open at 12 Noon on Monday 9th February 2026 and will run until 12 Noon on Wednesday 11th February 2026

\*\*\* Rare and exciting redevelopment opportunity for those interested in conservation, silviculture or outdoor pursuits \*\*\* With considerable alternative use potential subject to the appropriate consents being obtained \*\*\* The site was formerly the reservoir serving the nearby Trawscoed Mansion Estate

\*\*\* It includes an area of some 3 acres or thereabouts including the reservoir and surrounding woodland \*\*\* To be sold together with an off-lying parcel of adjacent woodland and stream of 0.6 acre or thereabouts \*\*\* In total extending to 3.42 acres or thereabouts



**LAMPETER**  
12, Harford Square, Lampeter,  
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[lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)



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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
[carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

## LOCATION

The property is located some 9 miles from the University town of Aberystwyth and set amongst the unspoilt countryside of the Ystwyth Valley, renowned as being an area of abundant beauty and completely unspoilt.

### Woodland



### Reservoir



### Setting



## 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.

## GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

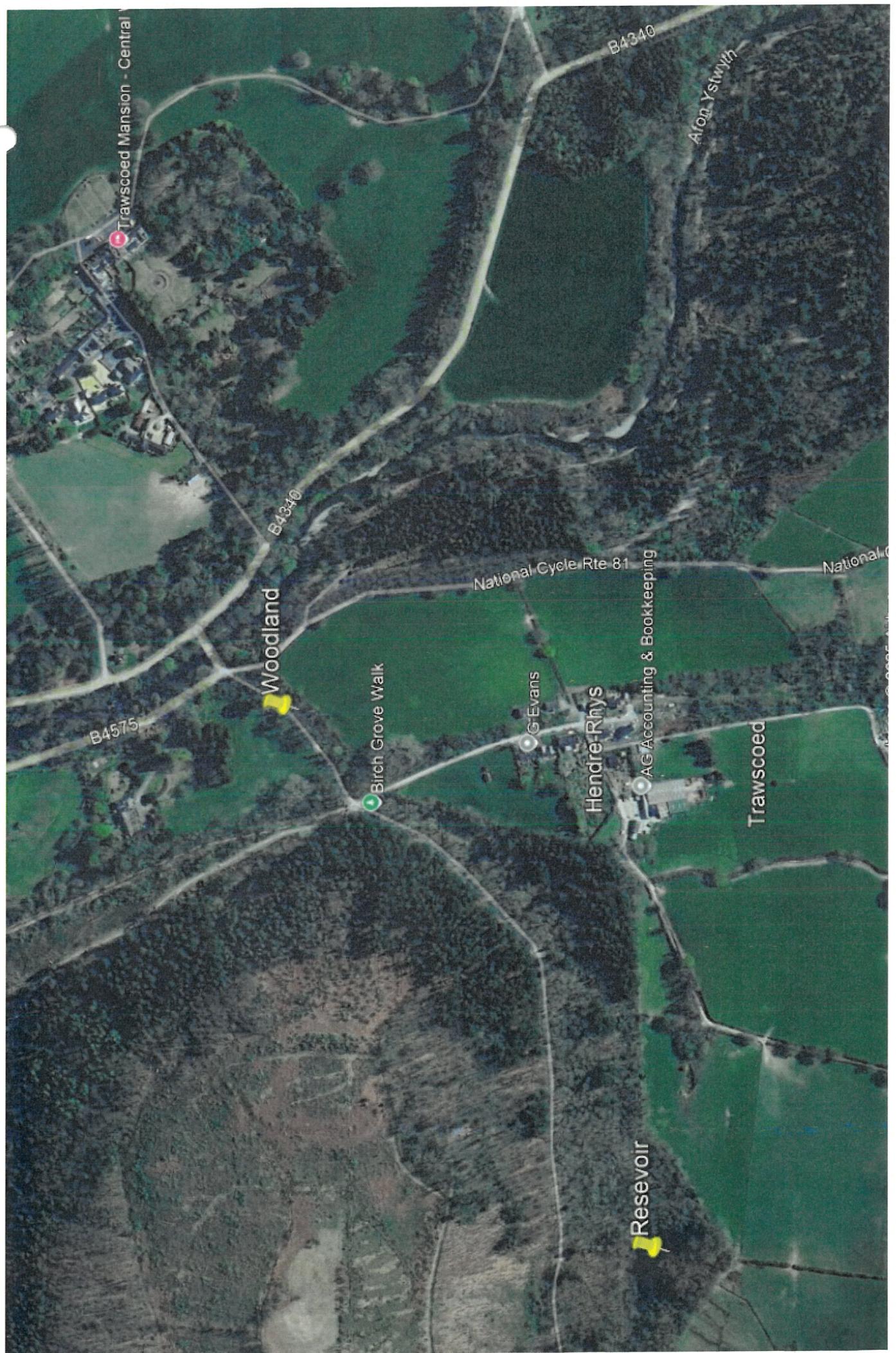
## REGISTER TO BID & LEGAL PACK

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

## VIEWINGS

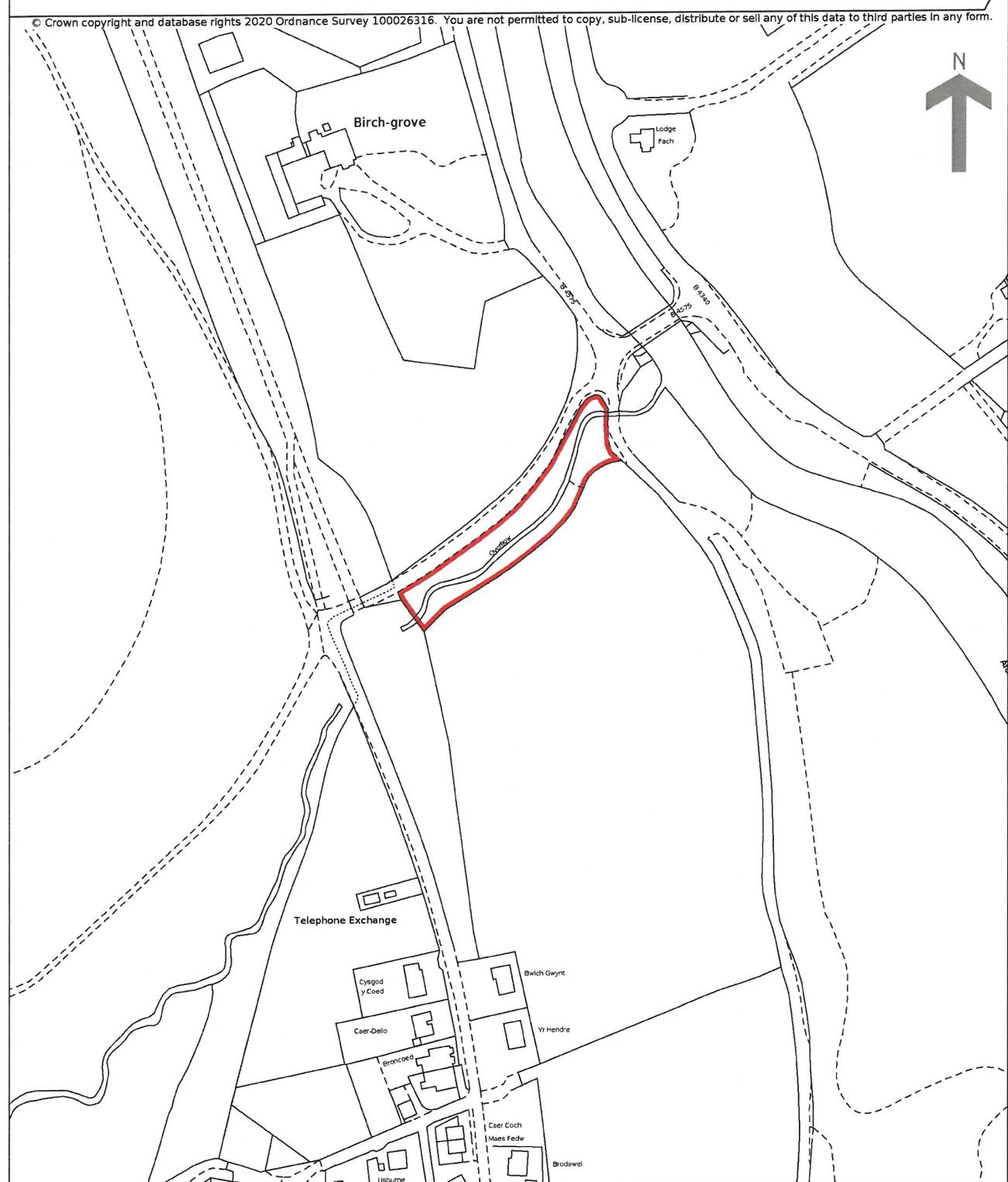
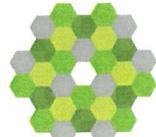
The land is identified by the Agents 'For Sale' board. VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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



HM Land Registry  
Official copy of  
title plan

Title number **CYM790817**  
Ordnance Survey map reference **SN6672NE**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

HM Land Registry  
Official copy of  
title plan

Title number **WA617127**  
Ordnance Survey map reference **SI**  
Scale **1:2500**  
Administrative area **Ceredigion / 1**

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1491

8391

8051

1160

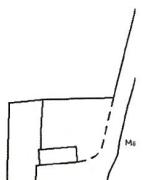
Pond

Issues

Overflow

2455

C



## MATERIAL INFORMATION

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**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

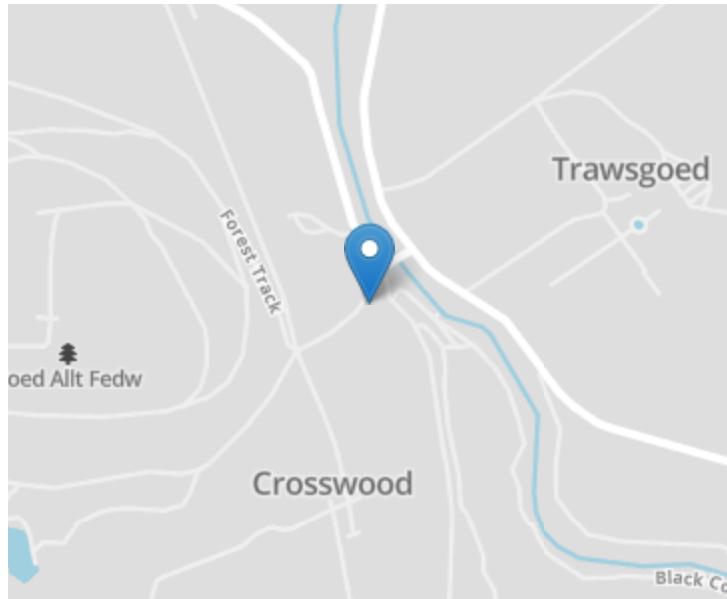
Any risk of coastal erosion? No

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

Formerly part of the Trawscoed Estate and located in the Upper Ystwyth Valley, the property is located 1/4 off the B4340 and can be located by taking the bridge over the River Ystwyth after passing Trawscoed Mansion and proceed to Birch Grove Walk, take the forest lane through the woodlands straight ahead and the reservoir will be seen. Please note the plan and aerial directions as attached.

Reservoir What3Words: //cluttered.reject.subway

Woodland What3Words //armed.bullion.locate

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

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

T: 01570 423623  
E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



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**RICS**<sup>®</sup>