

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.**

£49,000 Guide Price

A/5472/AM - O.N.O.

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.***



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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.

VIEWINGS

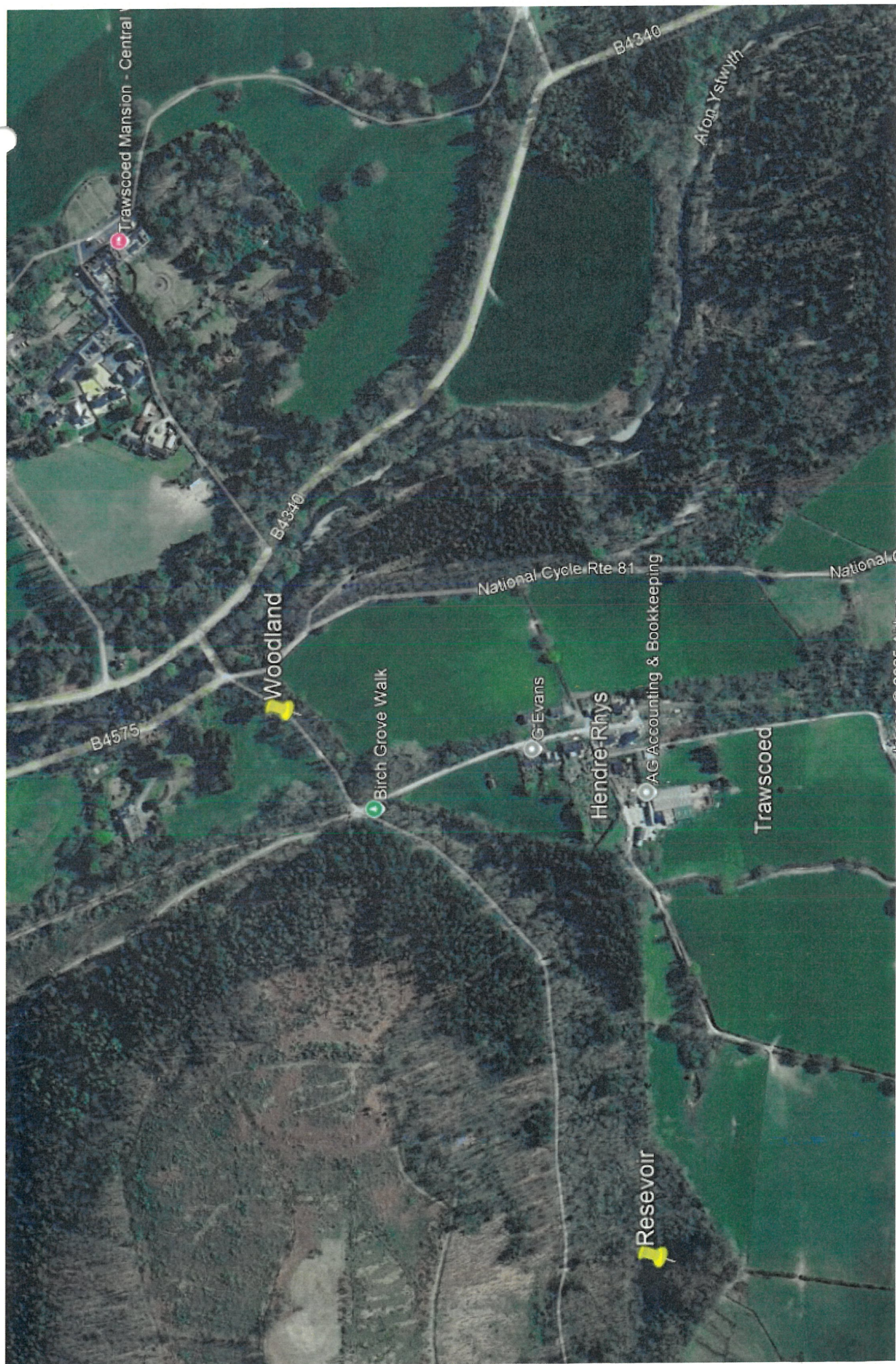
The land is identified by the Agents 'For Sale' board.
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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'.*****

Services

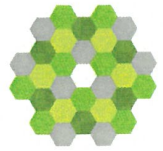
Formerly part of the Trawscoed Estate and located in the Upper Ystwyth Valley, the property is located 1/4 off the B4340 and can be located by taking the bridge over the River Ystwyth after passing Trawscoed Mansion and proceed to Birch Grove Walk, take the forest lane through the woodlands straight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

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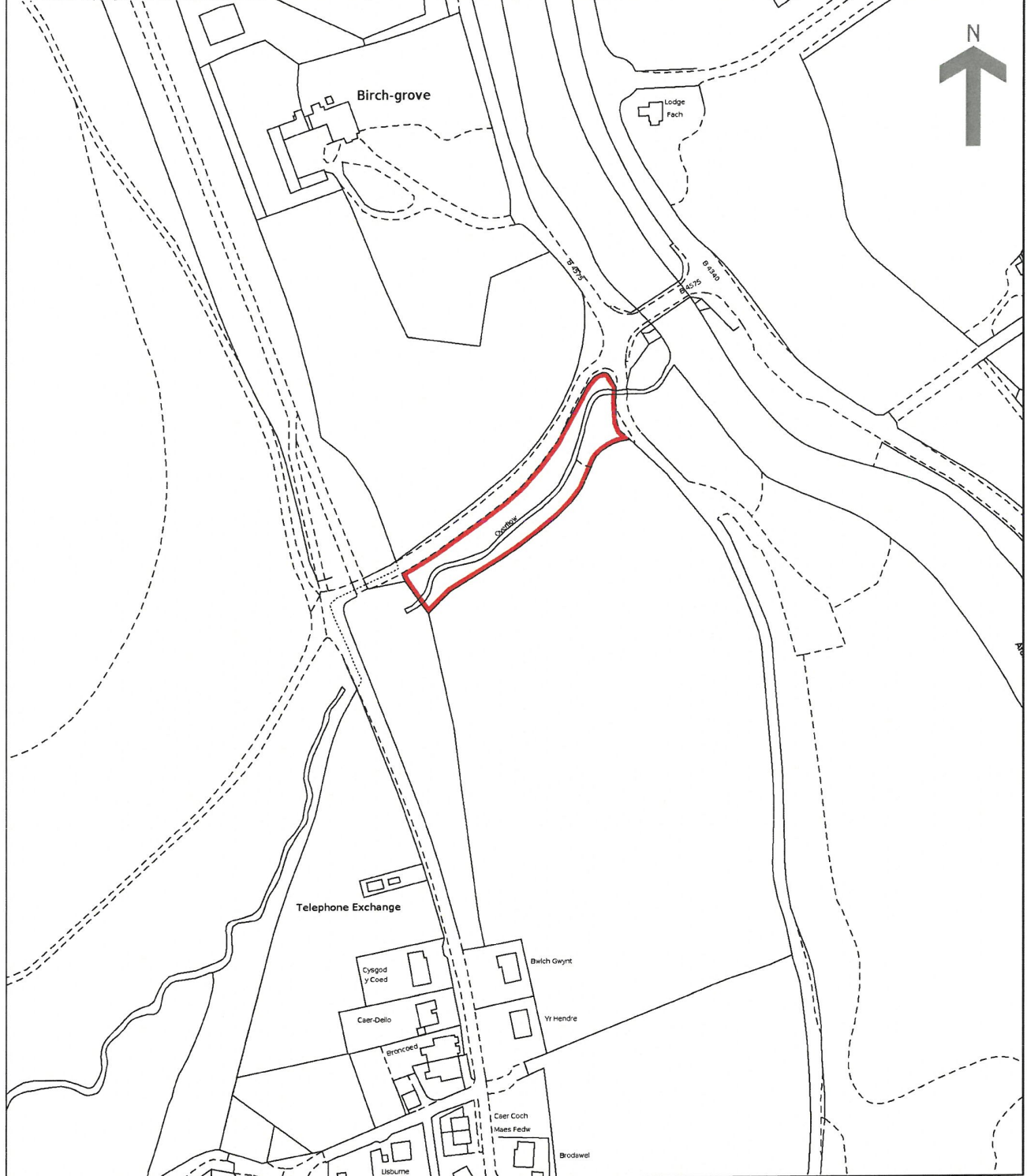


HM Land Registry
Official copy of
title plan

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



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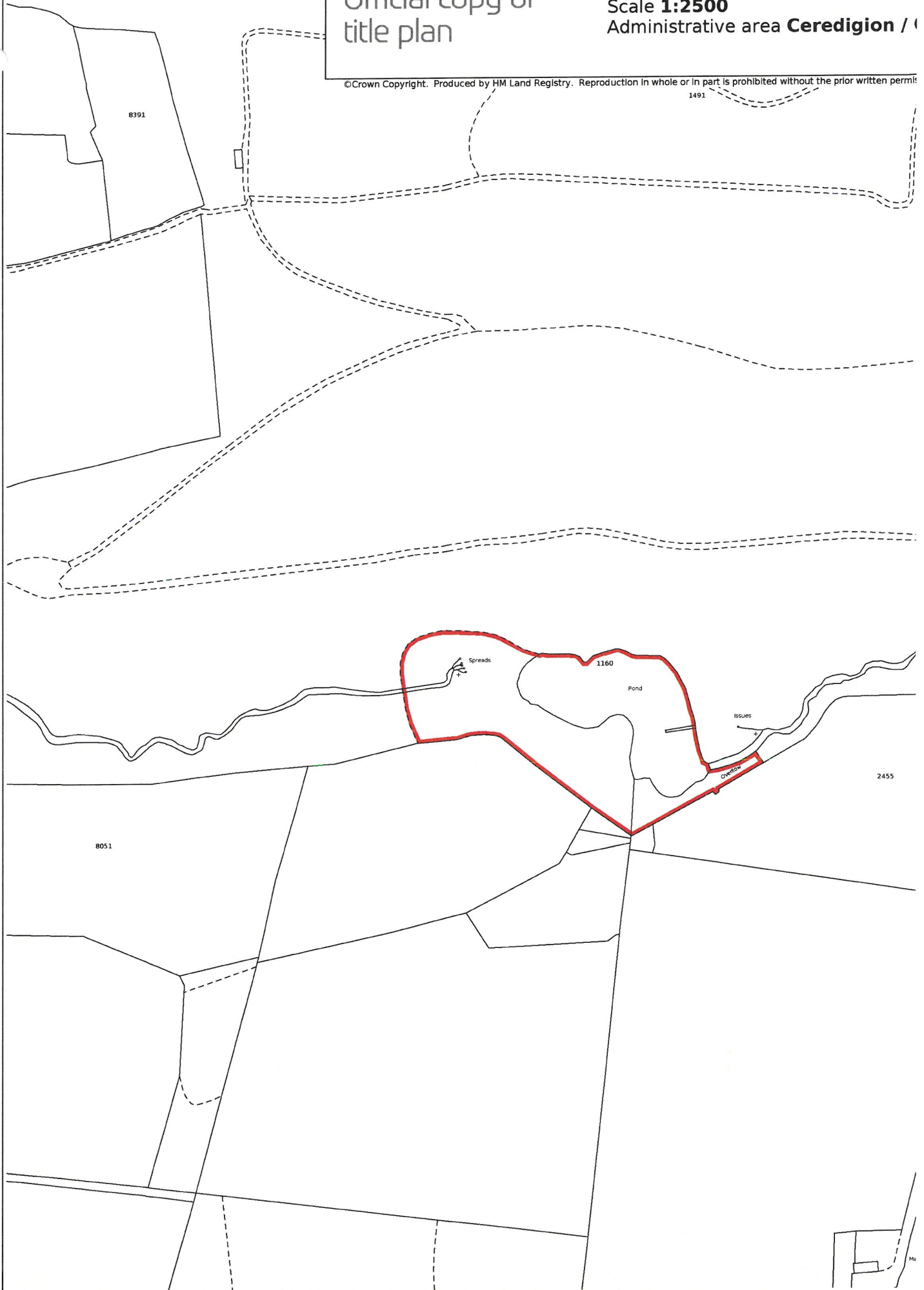


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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

HM Land Registry
Official copy of
title plan

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

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MATERIAL INFORMATION

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

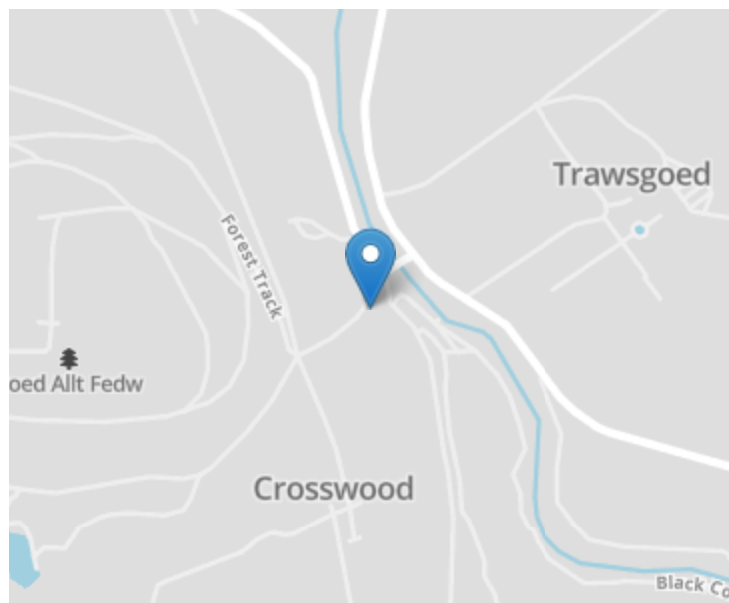
Any risk of coastal erosion? No

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



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

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