

Coed Phoenix, Aberystwyth, Ceredigion

11 acres, £90,000 (freehold)

Woods4Sale

Nearest postcode: SY23 4JF **OS Map No:** 135 SN 62973 66588 **what3words:** Access point (**A**): ///slanting.barefoot.fallback



A rare opportunity to own and continue the story of a thriving wildlife haven, with wonderful potential for conservation and nature-based activities.

Coed Phoenix is a truly special woodland nature reserve in rural Ceredigion, offering an established haven for wildlife and a wonderful opportunity to own and continue the management of a unique piece of Welsh countryside.

Developed over more than 20 years from a former Sitka spruce plantation, the reserve has been transformed through the planting of around 8,000 trees including sessile oak, downy birch and silver birch, accompanied by extensive natural regeneration. It now supports a rich mix of developing native woodland, wildlife glades, wet heath, grassland, scrub, marsh and open water, with a small lake and five wildlife pools.

A wide range of wildlife has been recorded here, including otters, breeding water voles, bats, owls and an impressive variety of dragonflies and butterflies.

With established tracks, boardwalks, a hut, wild-camping pitches and areas for outdoor cooking, Coed Phoenix offers enormous scope for conservation, wildlife education and low-impact nature-based activities.

The peaceful setting and unspoilt night skies make Coed Phoenix a particularly appealing retreat, while its long history of habitat restoration and community involvement provides a remarkable foundation for the next chapter.

Coed Phoenix is accessed off the main road via a stone track to the gate at point A. There is a further stone track within the woodland leading to a small hut and parking area, offering significant amenity opportunities and ensuring year-round access.

There is a historic agreement attached to the wider woodland which Coed Phoenix sits within, that allows public access on foot only for ‘informal quiet enjoyment’ which specifically excludes the public from camping, hunting, lighting fires, having uncontrolled dogs or causing any obstruction. This has mostly been used by people to walk their dogs along the external forestry track which runs to the north of the woodland, and as part of this agreement the council takes full responsibility for any littering or fly tipping that may result from this access.

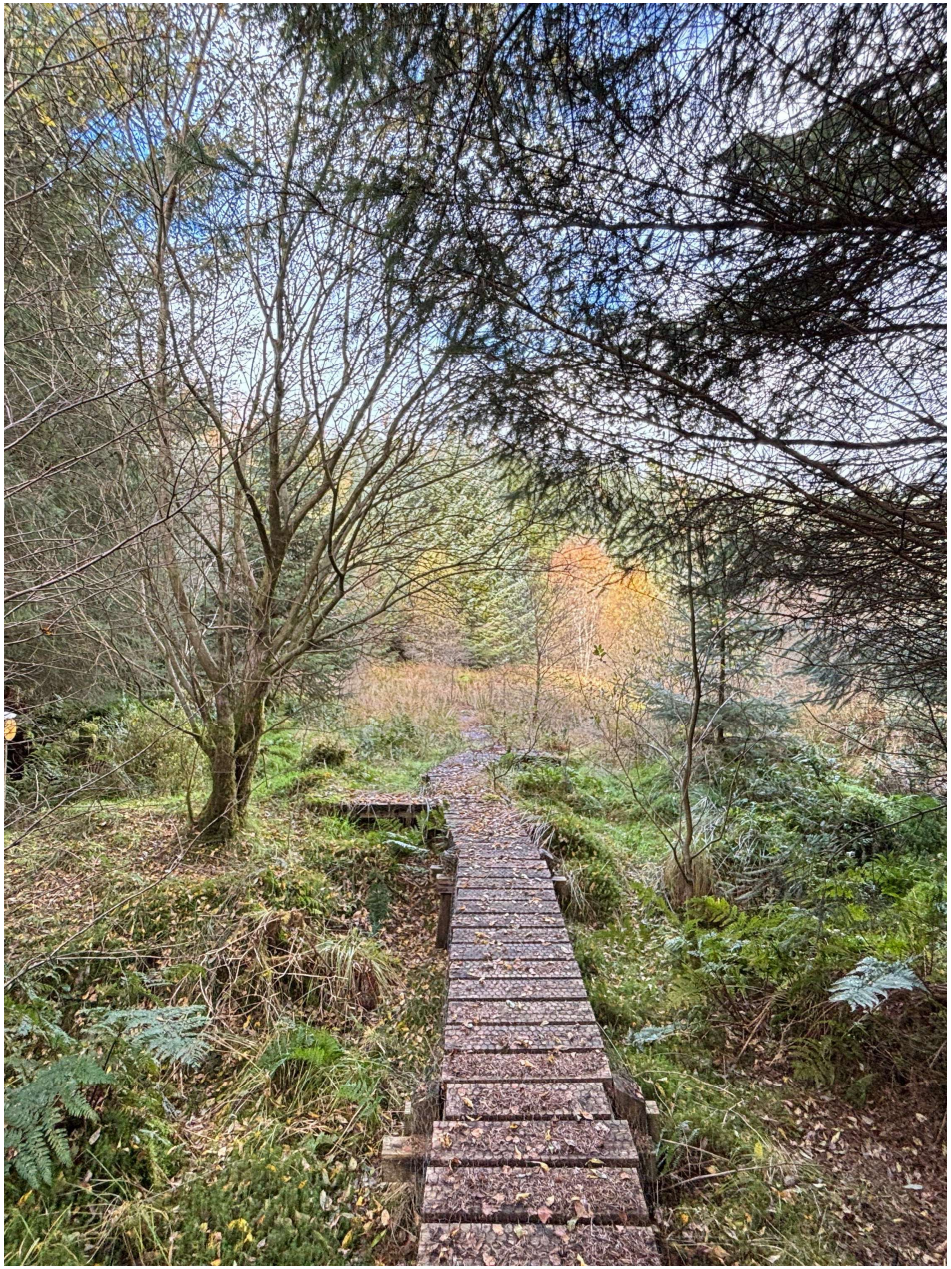
Our Forester's Thoughts

Harry says...

"Coed Phoenix is a wonderful example of what can be achieved through long-term, hands-on woodland and conservation management. With so much of the hard work already done, I would be looking to build on what is here rather than make wholesale changes. There is plenty of opportunity to continue nurturing the young native woodland, allowing the oak and birch to develop while maintaining a good balance between tree cover and the more open wildlife habitats.

I would pay particular attention to the lake, wildlife pools and wetland areas, keeping them open where needed and ensuring they continue to provide valuable habitat for dragonflies, amphibians and other wildlife. The glades, wet heath and acid grassland are equally important, so a programme of light, targeted management will help prevent scrub and trees from gradually taking over. There is also scope to make use of the existing Sitka spruce timber for firewood, where appropriate, while retaining suitable standing and fallen timber for wildlife."

Please remember some management operations require approval and/or a licence.



Directions

From Lampeter

- Take the A485 north towards Tregaron.
- Continue for approximately 8 miles before turning left onto the B4578 towards Tencelyn
- Continue on B4578 for 4.2 miles.
- Turn left onto unnamed road, signposted Bontnewydd, next to school sign/lights.
- Continue for 0.8 miles until you see a block of woodland on your left.
- Enter the gate on your left to the wider woodland and continue for around 60 metres.
- There will be a wooden gate on your right with a Woods4Sale sign attached to it, as shown on the plan on page 9. Please park here, making sure not to block the track, and climb the gate to access Coed Phoenix.



Rights of Way

- *There is a right of way at all times and for all purposes over the route **ABC**.*
- *A maintenance clause covers all shared rights of way with liability according to use.*
- *There is a historic right of public access to the woodland on foot, for 'informal quiet enjoyment' – further information is available upon request.*

Boundaries

- The northern, eastern and southern boundaries are indicated by round wire stock fencing.
- The western boundary is the edge of the road, which is also fenced.

Viewing Instructions

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

When viewing a woodland, please wear suitable outdoor footwear and appropriate clothing, carefully following the directions provided in the property brochure. Any accompanying children must be supervised, and dogs must be kept on a lead at all times. Please be aware of any uneven ground, exposed roots, falling branches, deep water features, biting/stinging insects, and hidden drops, along with any other potential hazards that are inherent within natural environments. Viewings are carried out at your own risk, and Woods 4 Sale Ltd do not accept liability for any injury to persons or property during your visit.



Sporting Rights
The sporting rights are owned and included in the sale. They are not let.

Mineral Rights
The mineral rights are owned and included in the sale except as reserved by statute.

Fencing Liabilities
There are no known fencing obligations.

Third Party Rights
The owner of the land to the southeast has the right to enter Coed Phoenix to maintain any telecommunication lines that may exist in the woodland.

Public Access Rights
There is a historic right of public access to the woodland on foot, for 'informal quiet enjoyment' – further information is available upon request.

Residential Planning Permission
You are extremely unlikely to get residential planning permission for this woodland.

How To Buy

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available (you will need to provide evidence for your source of funding to your solicitor and Woods 4 Sale Ltd as part of the purchase process).*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors

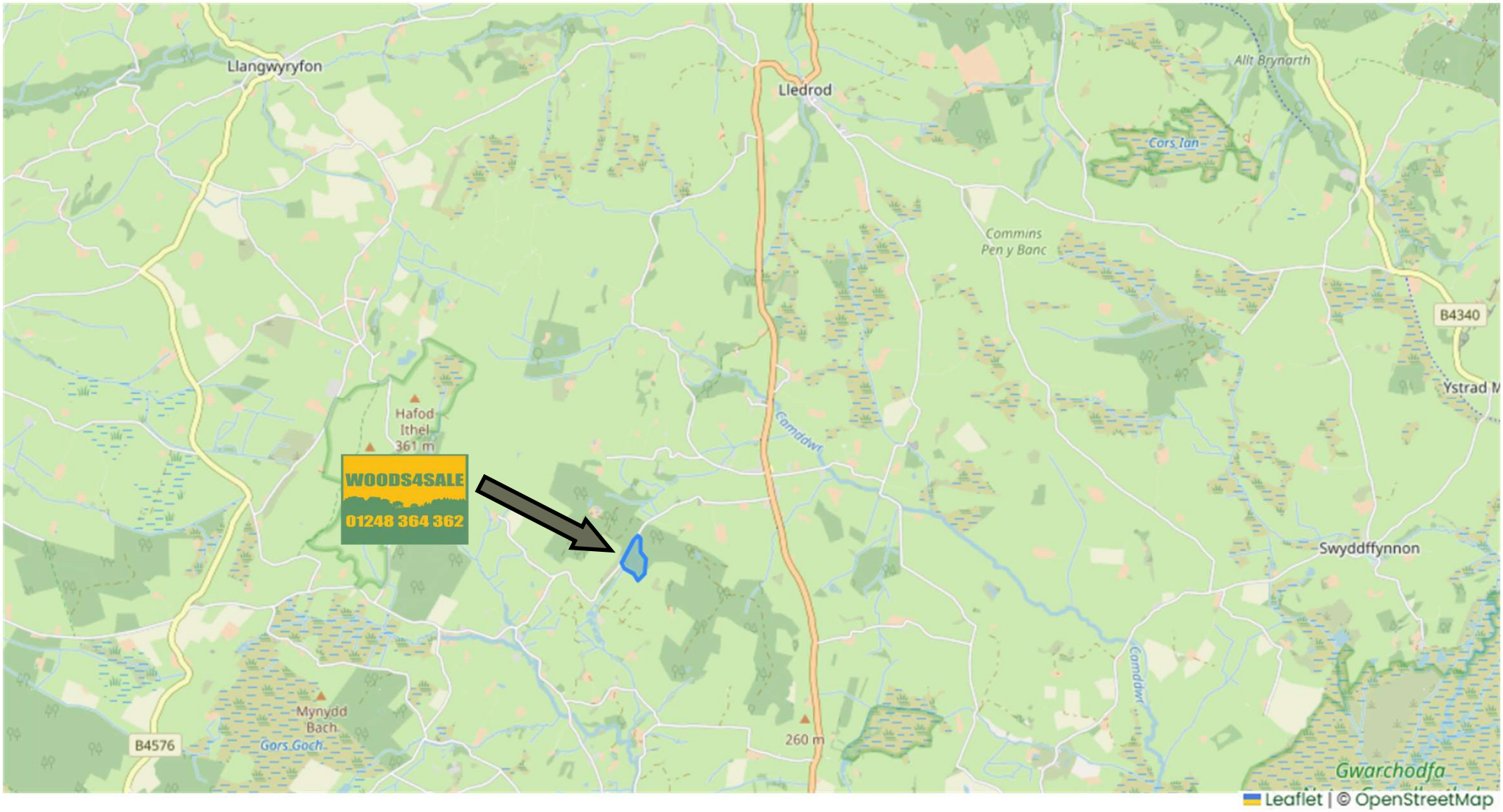




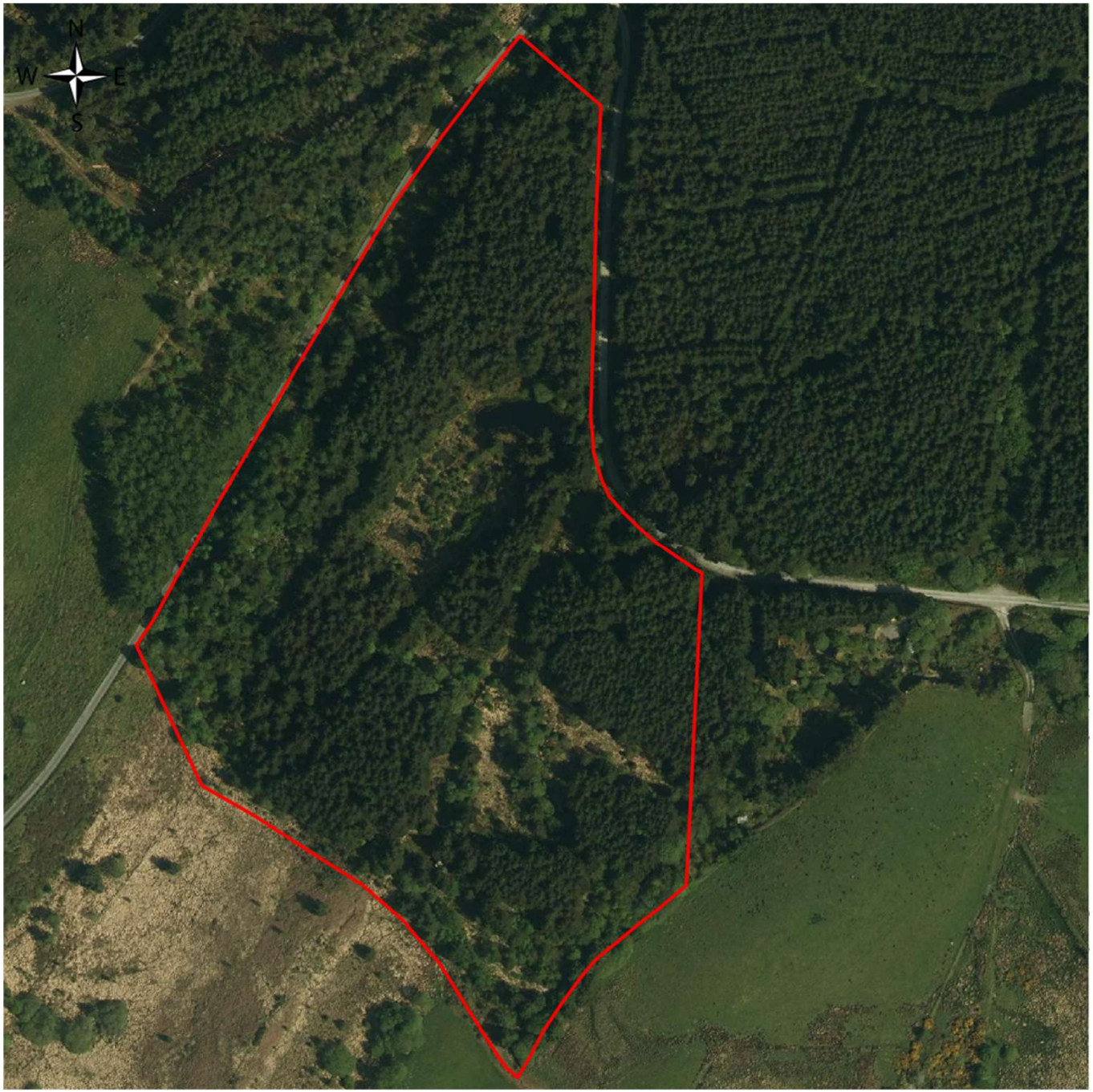


Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.


Llangwyryfon
Lledrod
Allt Brynorth
Cors Ian
Commins Pen y Banc
B4340
Ystrad M
Hafod Ithel 361 m
WOODS4SALE
01248 364 362
Camdwr
Swyddffynnon
Mynydd Bach
Gors Goch
B4576
260 m
Camdwr
Gwarchodfa
Leaflet | © OpenStreetMap

Coed Phoenix, Aberystwyth, Ceredigion. 11 acres, £90,000 (freehold)



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What3words Locators

Point A: ///slanting.barefoot.fallback

Centre of Wood: ///masterpiece.crossword.bulbs

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