

Brightwells

Est. 1846

Land at the Gors & Upper Llaithddu Farm

Llaithddu, Llandrindod Wells, Powys

Llest Waun

Bwlch y Sarnau, Rhayader, Powys

Land at Cwmergyr

Ponterwyd, Aberystwyth, Ceredigion





Lot 1—Land formerly part of the Gors, Llaithddu 72.95 acres

Due to a change in farming policy, an outstanding opportunity to acquire substantial areas of land in the heart of Mid Wales.

In all, extending to 787 acres or thereabouts. For sale by Formal Tender as a whole or in 8 lots, comprising;

Land formerly part of the Gors, Llaithddu, Llandrindod Wells Powys, LD1 6YP

Lot 1—72.95 acres (29.52 ha)

Land forming part of Upper Llaithddu Farm, Llaithddu, Llandrindod Wells Powys LD1 6YS

Lot 2—58.94 acres (23.85 ha)

Lot 3—37.56 acres (15.20 ha)

Lot 4—141.64 acres (57.32 ha)

Lot 5—107.39 acres (43.46 ha)

Lot 6—345.53 acres (139.83 ha) as a whole

Llest Waun, Bwlch y Sarnau, Rhayader, Powys, LD1 6PS

Lot 7—96.38 acres (39.00 ha)

Land at Cwmergyr, Ponterwyd, Aberystwyth, Ceredigion, SY23 3LD

Lot 8—52.81 acres (21.37 ha)

Lot 9—219.10 acres (8.67 ha)

Lot 10—271.91 acres (110.04 ha) as a whole

An outstanding opportunity to acquire substantial areas of land located in Mid Wales renowned for producing top quality livestock. The land is also of interest to investors, those with recreational and environmental interests and has the potential for poultry (subject to obtaining the necessary consents).

Potential for renewable energy and wind farm development to provide additional income (subject to obtaining the necessary consents).



Lot 8— Land at Cwmergyr, Ponterwyd 219.11 acres

Note: The majority of land within Lots 1–5 is included within Strategic Search Area C of Technical Advice Note (TAN 8) Planning for Renewable Energy and looked upon favourably for wind farm development.

Prospective purchasers may wish to consider the potential to create additional income through renewable energy and wind farm development (subject to obtaining the necessary consents).

Lot 1—Land formerly part of the Gors, Llaithddu, Llandrindod Wells, Powys LD1 6YP

Land formerly part of the Gors is accessed directly via a minor council maintained highway.

The land extends to 72.95 acres (29.52 ha) or thereabouts situated in a compact block providing sound grazing for livestock.

Guide Price

£4,300—£4,600/acre

Lot 2—Land forming part of Upper Llaithddu Farm, Llaithddu, Llandrindod Wells, Powys LD1 6YS

Land forming part of Upper Llaithddu is accessed directly via a minor council maintained highway.

The land extends to 58.96 acres (23.86 ha) or thereabouts situated in a compact block providing sound grazing for livestock with the enclosures adjoining the Llaithddu Brook benefiting from being generally of a flat nature and also suitable for the conservation of fodder.

Guide Price

£5,000—£5,400/acre



Lot 3—Land forming part of Upper Llaithddu Farm, Llaithddu, Llandrindod Wells, Powys LD1 6YS

Land forming part of Upper Llaithddu is accessed directly via a minor council maintained highway extending to 37.56 acres (15.20 ha) or thereabouts.

Guide Price

£5,000—£5,400/acre

Lot 4—Land forming part of Upper Llaithddu Farm, Llaithddu, Llandrindod Wells, Powys LD1 6YS

Land forming part of Upper Llaithddu is accessed directly via a minor council maintained highway.

An extensive parcel of land extending to 141.64 acres (57.32 ha) or thereabouts situated in a compact block providing sound grazing for livestock and the conservation of fodder.

Guide Price

£3,800- £4,200/acre



Lot 5—Land forming part of Upper Llaithddu Farm, Llaithddu, Llandrindod Wells, Powys LD1 6YS

Known as Upper Llaithddu Hill, the land extends to 107.39 acres (43.46 ha) or thereabouts and could be of particularly attractive to those with environmental and conservation interests.

Guide Price

£2,500-£2,800/acre

Lot 6—Upper Llaithddu Farm as a whole (Lot 2—5), Llaithddu, Llandrindod Wells, Powys LD1 6YS (Lot 2—5)

A substantial livestock rearing unit extending to 345.53 acres (139.83ha) or thereabouts as a whole. Potential to erect an agricultural workers dwelling (subject to obtaining the necessary consents). The land is also of interest to investors, those with recreational and environmental interests and has the potential for poultry and renewable energy development (subject to obtaining the necessary consents).

Guide Price

£3,500—£4,000/acre

Lot 7—Lluest Waen, Bwlch y Sarnau, Rhayader, Powys LD1 6PS

Land forming part of Lluest Waen can be accessed directly via a minor council maintained highway.

The land extends to 96.38 acres (39.00 ha) or thereabouts situated in a compact block providing sound grazing for livestock.

Guide Price

£3,000—£3,200/acre



Lot 8—Land at Cwmergyr, Ponterwyd, Aberystwyth, Ceredigion, SY23 3LD

Land at Cwmergyr extends to 52.81 acres (21.37 ha) of enclosed, improved pastureland providing sound grazing for livestock.

Prospective purchasers may wish to consider with the location and topography of the land alternative uses for recreational purposes (subject to obtaining the necessary consents).

Guide Price

£2,500—£2,800/acre

Lot 9—Land at Cwmergyr, Ponterwyd, Aberystwyth, Ceredigion, SY23 3LD

Land at Cwmergyr is an extensive area of unimproved land amounting to 219.10 acres (88.67 ha) or thereabouts.

The land provides grazing for sheep and is rich in biodiversity and ecological value. It rises to 524 m above sea level at its highest point and is designated as Open Access Land under the Countryside Rights of Way Act allowing free access to people on foot. Prospective purchasers may wish to consider the potential of other uses of the land to provide an income. Subject to obtaining the necessary consents this may include renewable energy and the generation of electricity through wind turbines.

Guide Price

£1,500—£1,800/acre

Lot 10 —Land at Cwmergyr, Ponterwyd, Aberystwyth, Ceredigion, SY23 3LD as a whole (Lot 8-9)

A substantial area of land extending to 271.91 acres or thereabouts suitable for livestock and also of interest to investors and those with recreational and environmental interests with the potential for renewable energy development.

Guide Price

£1,600—£1,900/acre



AGRICULTURAL DWELLING

Considering the large areas of land on offer, prospective purchasers may wish to consider the ability to erect an agricultural workers dwelling to provide living accommodation (subject to obtaining the necessary consents).

RENEWABLE ENERGY

Prospective purchasers may wish to consider the potential to create additional income through renewable energy and wind farm development (subject to obtaining the necessary consents).

The majority of land within Lots 1—5 is included within Strategic Search Area C of Technical Advice Note (TAN 8) Planning for Renewable Energy and looked upon favourably for wind farm development.

Prospective purchasers may also wish to consider the suitability of renewable energy development on Lot 7 and Lot 9, land forming part of Cwmergyr, extending to 219.10 acres.

BASIC PAYMENT SCHEME

The land will not be available to the purchasers for Basic Payment Scheme during the 2018 claim year.

The purchasers will be expected to adhere to the Basic Payment Scheme and Cross Compliance rules until the 31st December 2018 and indemnify the Seller for any costs, breaches or penalties incurred as a result of their actions.

The Seller will use their best endeavours to transfer the eligible area of Basic Payment Scheme entitlements in preparation for the 2019 claim year for each lot purchased subject to scheme rules requirements.

GLASTIR ENTRY, GLASTIR ADVANCED & GLASTIR ORGANIC

All of the lots on offer are subject to Glastir Entry, Glastir Advanced and Glastir Organic contracts providing an income on the land.

Further information can be supplied by the Agents on request.

Subject to meeting scheme criteria, the purchasers may be able to take over the individual contracts. The Seller will assist in the transferring of contracts where possible. However, prospective purchasers should be aware that the ability and success of the transfer of contracts is not guaranteed.

Should prospective purchasers not wish to continue with the Glastir contracts, the seller will terminate the contracts prior to completion of the sale.

METHOD OF SALE

The properties are offered for sale by Formal Tender.

Tender packs should be requested from the selling Agents or Vendors solicitor.

A completed tender pack together with a 10% deposit is due before 3pm on Wednesday 16th May 2018 to Dilwyns Solicitors, Temple Street, Llandrindod Wells, Powys, LD1 5DL.

Anyone wishing to bid for the land should also submit an original photographic form of ID (such as a drivers licence or passport) together with a utility bill or bank statement within the last three months confirming their home address.

VENDORS SOLICITOR

Mr Peter Wilcox-Jones, Dilwyns Solicitors, Temple Street, Llandrindod Wells, Powys LD1 5DL
Tel: 01597 822707
Email: peter.secretary@dilwyns-solicitors.co.uk

TENURE & POSSESSION

The property is for sale freehold with vacant possession given upon completion.

VIEWING

Strictly by appointment with the selling Agents—Brightwells 01982 553614

Or Morris Marshall and Poole (with Norman Lloyd) 01938 554818

PLANS & AREAS

These are based on the digital mapping software Promap and therefore the actual areas may vary. They are for reference only.

The purchasers shall have deemed to have satisfied themselves as to the description of the property. Any mis-statement shall not annul the sale or entitle either party to compensation.

BOUNDARIES

The purchaser will take to the position as currently enjoyed or where indicated as shown by the inward facing 'T' marks on the sale plan.

LOCAL AUTHORITY

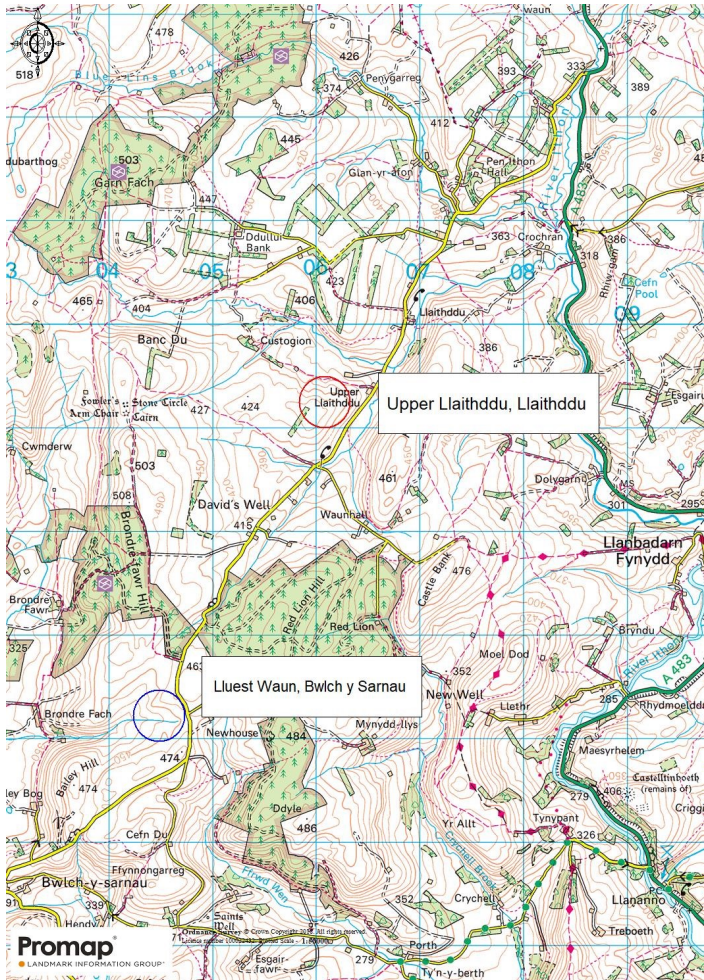
Lot 1—6 Powys County Council, County Hall, Llandrindod Wells, Powys. Tel: 01597 826000
Lot 1—8 Ceredigion County Council, Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE. Tel: 01545 570881

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The properties are sold subject to, and with the benefit of, all easements, quasi-easements, footpaths, bridleways and rights of way, declared and undeclared.

MINES & MINERAL RIGHTS

Mines and mineral rights are understood to be included for Lots 1—7.
Part of the mines and mineral rights on Lot 8 are excluded.
The mines and mineral rights for Lot 8 are understood to be excluded.



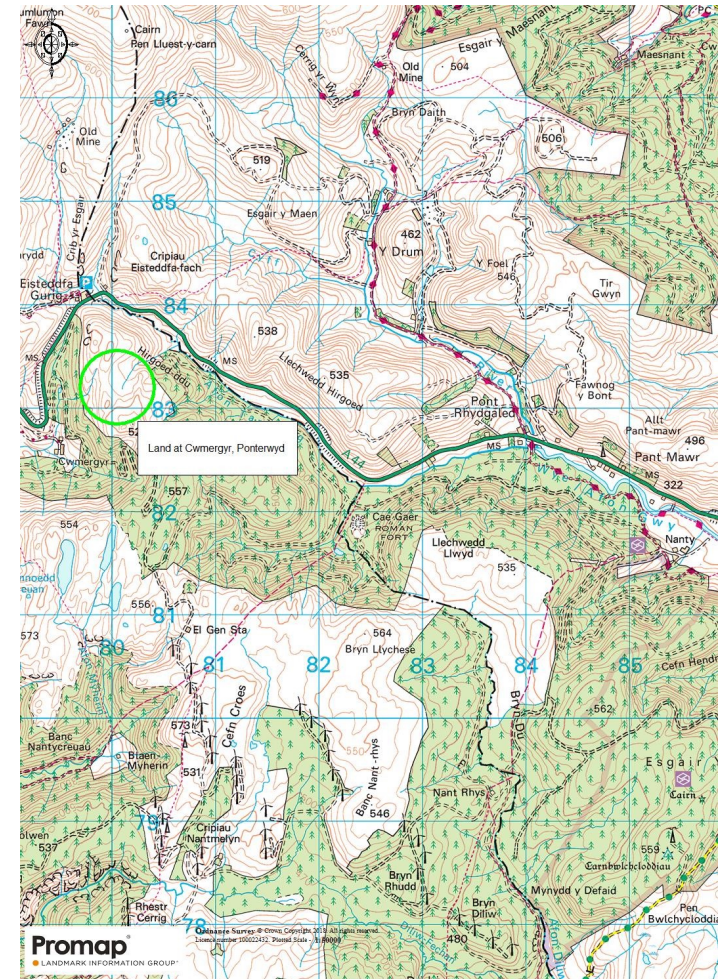
Situation & Description

The properties are situated within Mid Wales.

Land formerly part of the Gors, and land forming part of Upper Llaithddu Farm is situated approximately 11 miles from Newtown and 12 miles from the town Rhayader.

Lluest Waun, Bwlch y Sarnau is situated approximately 2 miles south of Land formerly part of the Gors and Upper Llaithddu Farm and 13 miles from Newtown and 11 miles from Rhayader.

Cwmergyr, Ponterwyd is situated 16.0 miles from the coastal town of Aberystwyth and 15 miles from the town of Llanidloes.



IMPORTANT NOTICE

Text, photographs and plans are for guidance only. Purchasers must satisfy themselves from inspection or otherwise. Any distances, measurements and areas are approximate and a guide only. These particulars do not form part of any contract or offer and must not be relied upon as representations of fact or statements. Brightwells have no responsibility for any statement made within these particulars.

Viewing: Strictly through the joint agents:

Brightwells Ltd, 33 High Street, Builth Wells, Powys LD2 3DL Telephone: 01982 553614

Morris Marshall and Poole (with Norman Lloyd) Telephone: 01938 554818

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Est. 1846