



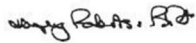
Bronfynwent , Bronant
Aberystwyth Ceredigion SY23 4JD
Guide price £700,000



The reason that there is no fence between our client's land and the adjoining Common is that it was simply one of convenience as Bronfynwent has common grazing rights over the adjoining land and it would be convenient for sheep from Bronfynwent to wander on to the adjoining Common. Indeed, the deed practised hefting and therefore there was no need for any physical boundaries as each generation of sheep knew where they were to graze and therefore the area was unfenced for that purpose.

Therefore, the position is clear. The land in question is not Common Land and has no grazing rights over it and therefore only the owner of Bronfynwent or the Tenants would have been entitled to graze this land.

Yours faithfully



HUMPHREY ROBERTS & BOTT
W H HUGHES
Direct Line : 01970 639080
e-mail : whh@hrbsolicitors.com

enc

CC: Aled Ellis - sales@aledellis.com

Dear Sirs

Thank you for your letter dated 3 September and we note the various points that you make. You conclude that the land is not registered common and there are no grazing rights over it in favour of our clients. That is not accepted.

We have reviewed the various points that you make in your letter and we respond as follows:

1. The position in relation to the common and the extent to which the land in question should be considered as part of the common was addressed in our letter to you dated 28 August. However, assuming that you are correct that the land falls outside of the boundary of the common, you will be aware that rights to graze can still be acquired. Our clients have grazed their livestock on the land in question for a period well for at least 30 years without force secrecy or consent and therefore profit a prendre rights have been acquired by prescription.
2. We note that your reference has acted for the late Mr Jones for some 45 years. However, that Mr Jones did not mention this to you is with respect not relevant to the extent to which our clients have grazed the land in question. Our instructions are that Mr Jones let the land and the tenant did not have livestock on this area of land and there was no issue of stock mixing as you suggest. The fact of the matter is that our clients have used this land for grazing their livestock over very many years.
3. Your response fails to deal with the rights of way that our clients have acquired by prescription over the land in question. The access across the land has been used by our client to gain access to the common and to their owned land for in excess of 20 years without force secrecy or consent.

We understand that the auction for the sale of this land is due to be held on 18 September. Please confirm that the issue in relation to our clients' right as set out above will be announced prior to the auction – a purchaser will be acquiring the land subject to our clients' rights and it is therefore a material fact to be disclosed. For that reason we have also cc'd this email to the sales agents.

Regards

Rory Hutchings
Partner, Head of
Agriculture and Estates Team

For and on behalf of HCR Legal LLP

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114 - 116 St Mary St, Cardiff, CF10 1DY, United Kingdom

Service of Documents: HCR Legal LLP does not accept service of documents or proceedings by email unless consent has been given.

SOLE SELLING AGENTS

Aled Ellis & Co Ltd
16 Terrace Rd,
Aberystwyth
Ceredigion
01970 626160 or sales@aledellis.com

GENERAL NOTE

A rare opportunity to purchase an unspoilt farm with a Grade 2 Listed 2/3 bedroomed farmhouse, traditional and more modern outbuildings together with approx 99.6 acres of land in an elevated location with far reaching views.

DIRECTIONS

(OS Grid Ref: SN 63124 67907)
WHAT3WORDS: lurching.attend.sporting

From Aberystwyth take the A487 trunk road South to Llanfarian before turning left onto the A485 Tregaron Road. Proceed through the villages of Llanilar and Lledrod to Bronant. Turn right opposite the primary school and keep left for 1½ miles and the track to Bronfynwent will be denoted by the for-sale board on your left-hand side.

GENERAL REMARKS AND STIPULATIONS

SOLICITORS

The solicitors acting are
HUMPHREY, ROBERTS & BOTT
1 Alfred Place
Aberystwyth
Ceredigion
SY23 2BS
Tel: 01970 636525
Email – info@hrbsolicitors.com
Ref: H/17795/HA

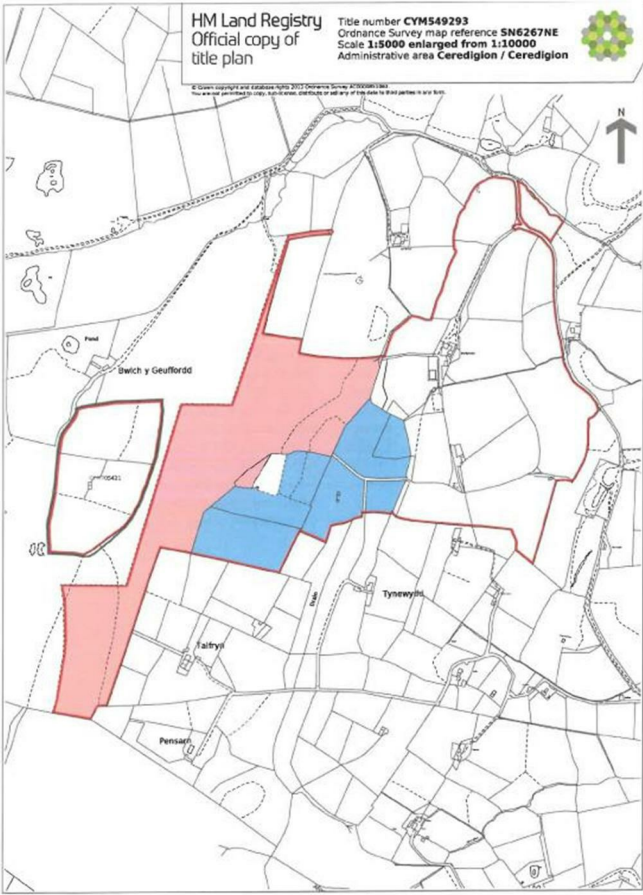
SITUATION

Limited local amenities are available at Bronant to include primary school and public house. Aberystwyth on the coast has a good range of both local and national retailers as well as most major banks. The market town of Tregaron is but a short travelling distance inland.

OS PLAN

The farm is registered under - Title Number CYM549293
A Pro Map plan is attached to the sales particulars to confirm the total area.

TITLE PLAN



TO VIEW

Strictly by appointment with the sole selling agents.
Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

TENURE

The property is assumed freehold

POSSESSION

Vacant possession on completion as per contract or earlier by arrangement.

SERVICES

Mains electricity. Private water and drainage.

COUNCIL TAX

Band C

FIXTURES AND FITTINGS

The farm is sold as seen.

ENTITLEMENTS

There are no entitlements included with the sale.

CADW REASON FOR LISTING

Included as a small vernacular farmhouse of good traditional character with outbuildings in line, the farmhouse of end-entry plan.
CADW Source ID – 82051
Website ID - 300082051

GRAZING RIGHTS

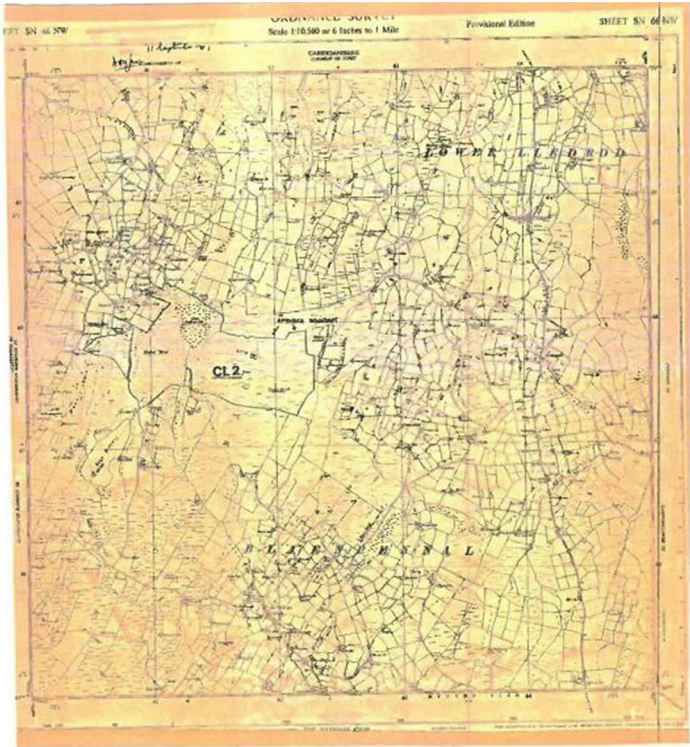
COMMONS REGISTRATION ACT 1965

Register of Common Land

RIGHTS SECTION - Volume No. 17

1	2	3	4	5
No. and date of entry	Date and date of application	Name and address of owner, applicant for registration, and the capacity in which he applies	Particulars of the rights of common, and of the land over which it is exercisable	Particulars of the land (if any) in which the right is exercisable
22	139	David Ellis Jones Brynnydd Brynnydd Aberystwyth Ceredigion	Right of Common of Pasture for - 20 175 ewes and their lambs 20 20 head of cattle 20 20 Right to take hedges and the right to cut and take and plant over that part of the land comprised in this Register Unit lying to the east of the 'Ane' All on the Register Map (Registration Provisional). The above rights exist over the opposite of the land comprised in this register unit and in register unit 22, the 100/10/27.	Registration and Registration Provisional on the basis of a common document and agreed to on the Registration Map bearing the number of the Registration.
18 August 1968	24 June 1968			
18 August 1968		The registration at entry No 22 above between David and John Jones following a decision of a Common Commissioners.		

Common Rights CL2
We attach a copy of the Register of Common Land with these sale particulars.
Please refer to entry 22 which highlights rights of pasture for 175 ewes and their lambs and 20 head of cattle.



PLANNING MATTERS

Prospective purchasers must make their own enquiries with CADW and Ceredigion County Council Tel- 01545 570881

RIGHTS, EASEMENTS AND BOUNDARIES

The property is offered for sale subject to and with the benefits of all rights of way, easements, wayleaves etc, whether mentioned in the sales particulars or not.

PARTICULARS OF SALE



The Grade 2 listed farmhouse is in need of modernisation but retains many original features providing for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

HALF GLAZED ENTRANCE DOOR TO

PORCH

with half glazed entrance door to

LIVING ROOM

16'6 x 15' (5.03m x 4.57m)



with Inglenook style fireplace with multi fuel heating range. Slate floor, exposed beams and steps to first floor accommodation. Window to fore and doors to

KITCHEN

7'9 x 13'6 (2.36m x 4.11m)



comprising single drainer sink unit, cooker point and window to rear. Airing cupboard and pantry cupboard.



BATHROOM
4'9 x 7'7 (1.45m x 2.31m)



comprising bath and wash hand basin. Obscured window to rear and door to

SEPARATE WC
FROM LIVING ROOM DOOR TO

BEDROOM 1
15' x 7'3 (4.57m x 2.21m)



with window to fore.

FIRST FLOOR ACCOMMODATION
STEPS TO

LANDING
7'4 x 14'7 max (2.24m x 4.45m max)



with sloping head room, Velux window and cupboard housing the cold water tank. Door to

THROUGH BEDROOM 2
15'4 x 8'7 (4.67m x 2.62m)



with part sloping headroom, Velux window and exposed beams.

BEDROOM 3

7'9 x 15'6 (2.36m x 4.72m)



with part sloping head room, window to fore and exposed beams.



THE OUTBUILDINGS

Attached on both sides of the farmhouse.

ATTACHED FORMER STABLE/ COW SHED

15'2 x 7'2 & 15'2 x 10'5 (4.62m x 2.18m & 4.62m x 3.18m)



LOOSEBOXES

15'1 x 22'5 (4.60m x 6.83m)

the traditional outbuildings are suitable for conversion subject to obtaining listed building consent.





CORRUGATED IRON HAYBARN

with lean to 36' x 30'

MORE MODERN OUTBUILDING

60' x 40' (18.29m x 12.19m)



LEAN TO LOOSEBOX

17'5 x 13'7 (5.31m x 4.14m)



with hayrack and corrugated box profile roof.

FORMER GRANARY

24' x 15' approx (7.32m x 4.57m approx)

general purpose Livestock accommodation.



THE LAND



The land in total amounts to approximately 99.6 acres or thereabouts.

Prospective purchasers will note that there has been a large number of trees down around the homestead due to storm Darragh. There is an obligation to replant fallen trees and we therefore urge prospective purchasers to make their own enquiries with the Welsh Government with regards to the this obligation.

The land is down to pasture and in need of general improvement. The farm is about 300 metres above sea level with natural water sources. The farm abuts common land on the Western boundary and is East facing.

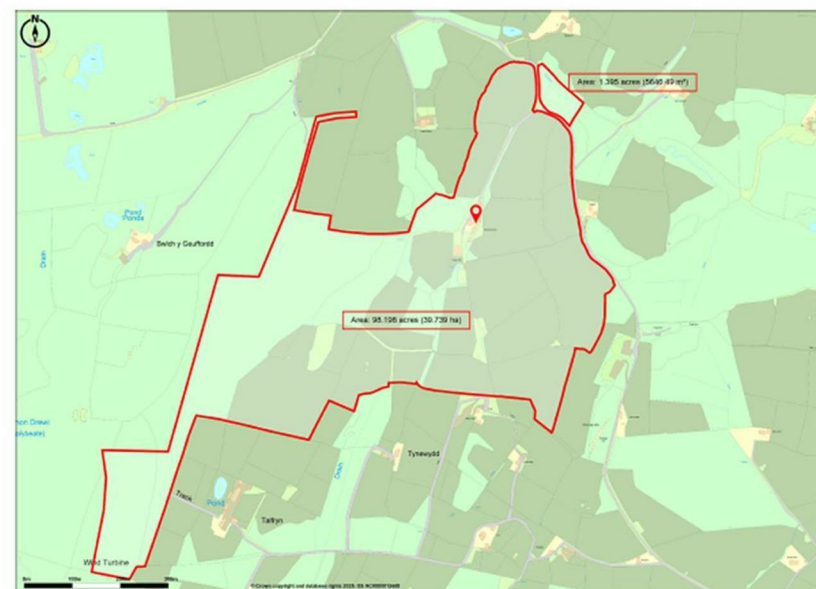
Part of the land on the Eastern boundary abuts the council-maintained road. There is a small parcel of land on the entrance to the farm situated on the other side of the road.



AGENTS COMMENTS

A rare opportunity to acquire an un-improved farm as a stand-alone unit or to supplement a larger holding.



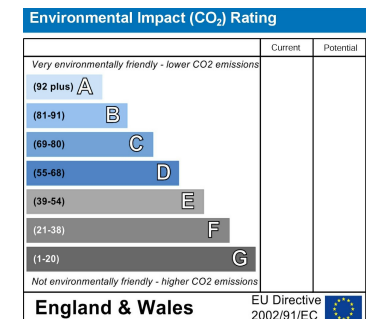
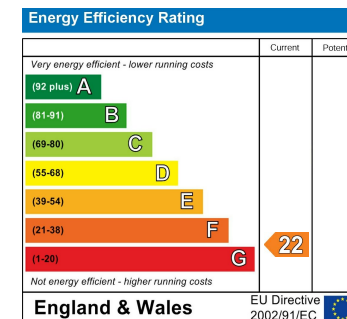
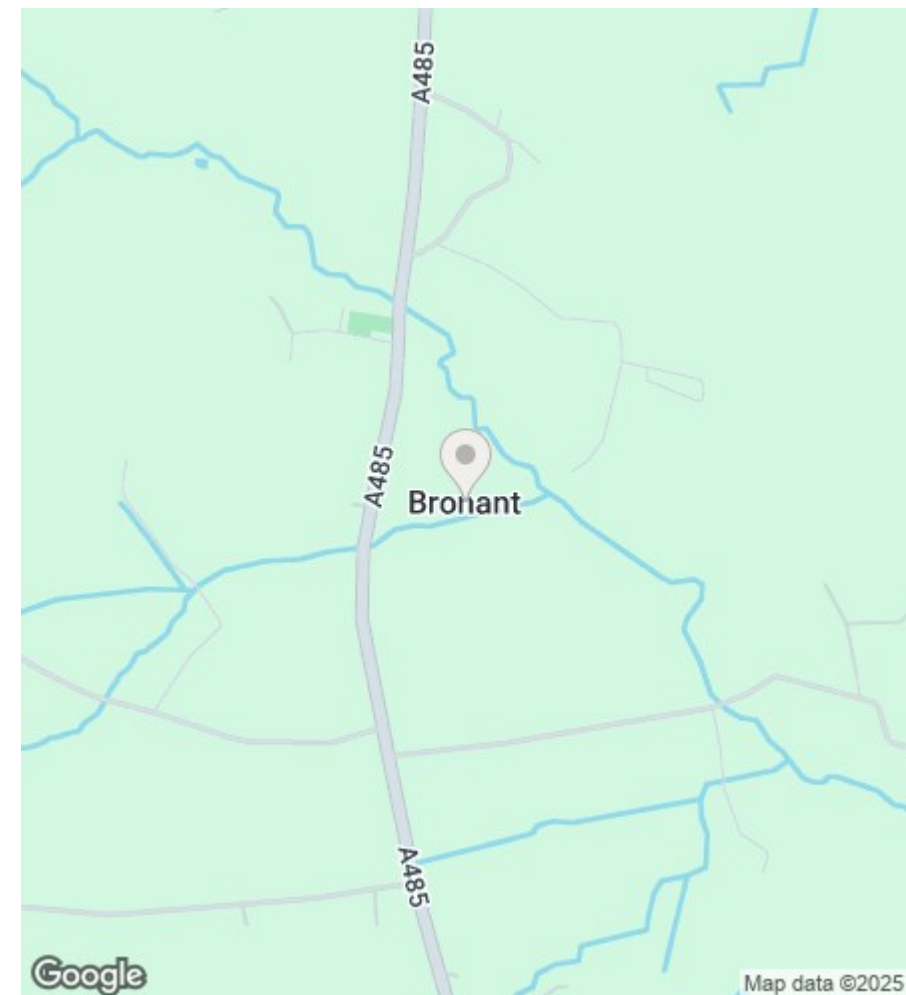




Total area: approx. 209.0 sq. metres (2249.6 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Bronfynwent, Bronant, ABERYSTWYTH



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