

FARM PROPERTY AND AGRICULTURAL LAND AT

**BLAENPLWYF UCHAF  
ABERANGELL  
MACHYNLLETH  
SY20 9AD**

**&**

**CAEAETHGEN AGRICULTURAL LAND & BUILDINGS NEAR CWMLLINAU, MACHYNLLETH SY20 9PE**



**Lot 1 Blaenplwyf Uchaf** – An excellent opportunity to purchase an agricultural Holding with an imposing 5 Bedroom period **farmhouse** in need of sympathetic upgrading, together with a comprehensive range of **traditional & more modern outbuildings**, having **potential for alternative use** (subject to statutory consents); as well as land (together with Commons Grazing) extending in all to **174.40 acres (70.57 hectares)** or thereabouts, with potential for part of the land to benefit from a **Renewables Energy** project (subject to development consents) and being situated in an idyllic rural setting, with far reaching views of rural scenery, some 10 & 12.5 miles from the historical market towns of Machynlleth & Dolgellau respectively. **GUIDE PRICE:- £1,200,000**

**Lot 2** A parcel of agricultural land & traditional outbuildings at **Caeathgen, Cwmllinau** in **38.5 acres (15.58 hectares)** or thereabouts, with natural water course. **GUIDE PRICE:- £300,000**

**FOR SALE BY PRIVATE TREATY**

**The sale is being conducted via our Colwyn Bay Office  
(Tel: 01492 510360)**

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**Tel** 01492 510360 **Fax** 01492 512151 **Email** colwynbay@dmpropertyconsultants.com

## **SITUATION**

The 2 agricultural properties are situated, as shown for identification purposes only, on the Location & Site Plans accompanying this brochure.

## **TENURE**

The 2 properties are Freehold and offered with vacant possession upon completion.

## **MODE OF SALE**

These property parcels are offered for sale by Private Treaty.

## **MONEY LAUNDERING & TERRORIST FINANCING & TRANSFER FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

In order to conform with the Money Laundering & Terrorist Financing & Transfer of Funds (information on the Payer) Regulations 2017 (as amended), ALL proposed Offerors must complete a **DMPC Identify Verification questionnaire** (available from our Colwyn Bay office - Tel 01492 510360 ) **IN ADVANCE OF A SALE BEING AGREED** (and also provide proof of identification and address as well as confirmation of the funding source for the potential purchase).

## **TOWN AND COUNTRY PLANNING**

The property (being Lots 1 & 2), notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Selling Agents to specify them.

## **RENEWABLE ENERGY POTENTIAL**

Heads of Terms have been agreed on a subject to contract basis for a Renewables Energy Project involving land at Blaenplwyf Uchaf (Lot 1). A copy of the foregoing document can be made available for inspection by prospective purchasers.

## **OVERAGE**

The Vendor (and Assigns) reserve the right to 25% of any increase in value in the event of there being a change of use for renewables energy purposes, during a period of 30 years from the completion date of sale, of the agricultural land applying to Lot 1 (Blaenplwyf Uchaf) .

## **RESTRICTIVE COVENANT**

The proprietors of Lot 2 will not be permitted to develop the outbuildings located therein for equestrian and other non-agricultural purposes.

## **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY ETC**

This property (being Lots 1 & 2) is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these

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particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

### **VIEWING ARRANGEMENTS**

For Lot 1, viewing is strictly to be by prior appointment via our Colwyn Bay Office (Tel: 01492 510360). For Lot 2 prospective purchasers may view the same at any reasonable time (on foot only) upon production of these particulars, as a permit.

### **SPORTING RIGHTS**

In so far as the Sporting Rights are owned by the Vendors, they are included in the sale of Lots 1 & 2.

### **TENANT RIGHT**

There will be no claim for Tenant Right and no counter claim for dilapidations will be considered.

### **VAT**

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition, by the Purchaser.

### **BASIC PAYMENT ENTITLEMENTS**

For the avoidance of any doubt no Basic Payment Entitlements will be included in the sale of either Lots 1 & 2.

### **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of the Agents Davis Meade Property Consultants (DMPC) has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract. Certain boundary lines on site may not accord with those identified on the plans accompanying this Brochure and some internal divisions may have been removed or altered since the Ordnance Survey compiled the relevant Map Editions.

### **IMPORTANT**

1. These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

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4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries.
5. Where any reference is made to Planning Permission or potential uses, such information is given by Davis Meade Property Consultants in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

### **DISPUTES**

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans (or the interpretation of any of them) the questions shall be referred to the arbitration of the Selling Agents, Davis Meade Property Consultants, whose decision acting as Vendor's Agents shall be final.

### **VENDORS SOLICITORS**

Messrs Pritchard Jones Lane LLP Solicitors, 37 Y Maes, Caernarfon, Gwynedd LL55 2NP  
(FAO:- Mr Sion Blake) Tel 01286 671167.

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## PROPERTY LOTS

### Lot 1

(shown for identification purposes only edged 'red' on attached Site Plan 1)

Seldom does the opportunity arise to acquire a property of such characteristics as attributed to **Blaenplwyf Uchaf**.

**Blaenplwyf Uchaf** may well appeal to potential purchasers seeking an agricultural holding as well as those interested in developing an alternative business venture such as a potential equestrian facility. Also, the property may interest those having speculative aspirations as to seeking planning consent for residential or holiday let accommodation conversion of the traditional outbuildings and for natural capital ventures.

**NB** Interested parties must satisfy themselves that relevant statutory consents are granted (as appropriate) prior to the use of the subject property for any non-agricultural (including, for instance, non-qualifying equestrian) purposes.

### SITUATION & DIRECTIONS

**Blaenplwyf Uchaf** is located approximately 1.5 miles from the rural settlement of Mallwyd and some 10 & 12.5 miles between the historical market towns of Machynlleth and Dolgellau respectively, in the county of Powys, with access directly onto the A470 therefrom.

**What3words:-** [///interrupt.taker.haggle](#)

Please refer to the accompanying Location Plan for further clarification in this respect.

### DESCRIPTION

#### **BLAENPLWYF UCHAF HOMESTEAD & LAND**

This character rural agricultural property comprises an imposing 5-bedroom farmhouse affording scope for upgrading, together with a range of traditional and more modern outbuildings (with some having potential for conversion to alternative use, subject to statutory consents) as well as productive land, wooded areas and mountain (including Commons Grazing) extending in all to **174.40 acres (70.57 hectares)**, or thereabouts.



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Blaenplwyf Uchaf Farmhouse is built substantially from stone (and part brick) walls (being part pebble dash or slate clad) under a slate roof and is principally double glazed. The dwelling has access directly off the A470 and there are extensive views of rural scenery therefrom.

**The accommodation briefly comprises:-**

**Ground Floor**

Open Porch to:-

Front Entrance Door

Hall with staircase off.

Kitchen/Breakfast Room/Snug

7.57m (24'10") max x 3.15m (10'4") max



with 1½ bowl single drainage sink, base and wall storage units; integral fridge & electric cooker (not operational), plumbing for washing machine, oil AGA, part tiled walls with decorative motifs and tiled floor; views onto southerly aspects. Open arch access to Snug, with tiled surround, closed-up, fireplace, exposed ceiling joists and views onto front aspect.

Rear Hall with tiled floor and access to cellar.

Cellar

3.16m (10'4") max (to plinth) x  
2.95m (9'8") max (to plinth)

having staircase leading to a single room with slate floor and shelf.

Rear Porch with tiled floor and external door access.

### Lounge

3.69m (12'1") max (to bay) x 3.60m (11'10") max



having extensive views onto countryside scenery, traditional range feature fireplace with raised tiled hearth and exposed ceiling joists.

### Inner Hall

### Kitchenette

2.80m (9'2") max x 2.43m (7'11") max

with traditional single drainer sink unit.

### Sitting Room

6.03m (19'9") max (to bay) x 3.86m (12'8") max



having dual aspect, bay window, tile surround feature fireplace and parquet floor.

### Living Room

3.72m (12'2") max x 3.65m (11'11") max



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having marble effect feature fireplace and tiled hearth, views onto front aspect with understairs store.

## **First Floor - Landing**

### Bedroom 1

3.16m (10'4") max x  
3.02m (9'11") max

affording views onto front aspect.

### Bedroom 2

3.68m (12'1") max x  
2.78m (9'1") max

with views onto front aspect.

### Bedroom 3 (Master)

3.86m (12'8") max x  
3.68m (11'1") max



having views onto dual aspect.

### Bedroom 4

3.82m (12'6") max (to recess) x  
2.85m (9'4") max



with dual aspect.

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### Bathroom

having conventional suite of bath, pedestal wash hand basin and w.c; airing cupboard and extensive views onto rear grounds.

### Bedroom 5

with views onto side aspect.

4.06m (13'3") max x 3.15m (10'4")  
max

### Outside

Integral to the Farmhouse (with its own independent access) is the 'old' self-contained farm worker accommodation comprising a Bedroom and Bathroom (with traditional bath, wash hand basin and wc).

The front grounds comprise hardstanding pathway and grass/shrub borders bounded, in part, by pebbledash perimeter walls, and flanked to one side by a parking area. Also contained is the stone, part brick & slate roof former '**Bake & Washhouse**' [(5.34m (17'6") max x 4.75m (15'7") max)] comprising traditional associated features ,as well as the attached '**Cooling house**' [(2.46m (8'1") max x 2.09m (6'10") max)], having block walls together with mono-pitch roof (and comprising porcelain sink as well as slate shelf).

At the rear are grassed grounds with monkey puzzle tree/bounded in part by hedge/fence perimeters.

Further contained is the detached double garage [(6.25m (20'6") max x 6.12m (20'1") max)] of box profile cladding and roof with twin up-&-over doors.



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## YARD & OUTBUILDINGS

Within the yard (being located directly opposite the homestead, intersected by the public road) there is a comprehensive range of traditional and more “modern” farm outbuildings, briefly comprising:-



- The traditional stone and slate roof shippon range and attached brick & corrugated roof byre with loft above, abutting onto ‘old’ pigsties. Also attached is the stone & slate roof calf house.
- The 4-bay domed roof, part open fronted, corrugated clad hay shed with 1-bay lean-to.
- The 4-bay sheep shed with attached, 4-bay, lean-to loose housing store of part block walls and corrugated/space board cladding.

## AGRICULTURAL LAND

The agricultural land is located in two blocks (as shown on Site Plan 1), comprising /abutting natural water course and bounded chiefly by hedge/fence boundaries.



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### **COMMONS GRAZING RIGHTS**

A proportion of the larger (eastern) block of land shown on Site Plan1 is subject to Commons Grazing rights for up to 100 sheep on Register Unit No-: MCL110 (which are appurtenant solely to Blaenplwyf Uchaf).The property is being sold with the benefit and subject to the associated Commons Rights applicable to Blaenplwyf Uchaf (as referred to in the Commons Registration details).

### **SERVICES & APPLIANCES**

We understand that private water, mains electricity and private drainage serve the residence.

**NB THE AGENTS, DAVIS MEADE PROPERTY CONSULTANTS, HAVE NOT TESTED ANY SERVICES, APPLIANCES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY, FUNCTIONALITY & CAPACITY) PRIOR TO A COMMITMENT TO PURCHASE.**

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**Lot 2 LAND & OUTBUILDINGS AT CAEAETHGEN CWMLLINAU, SY20 9PE**  
**(shown for identification purposes only edged 'red' on attached Site Plan 2)**

**SITUATION**

Caeaethgen land & outbuildings is located near the outskirts of Cwmllinau. Upon approaching Cwmllinau along the A470 (from the Dolgellau direction), turapproaching Cwmllinaumph zone) and thereafter proceed due north, via the rural settlement, for approximately 0.2 mile, and then fork left for some 0.1 mile to Caeaethgen. **What3words:- ///discusses.streaks.dull**

**A right of way for agricultural purposes only will be granted for the benefit of Lot 2 via Caeaethgen homestead along the route shown coloured brown on Site Plan 2A herewith (subject to the owner of Lot 2 contributing 50% of the cost towards keeping the shared accessway in good repair and condition).**

**DESCRIPTION**

Lot 2 consists of part traditional farmyard and agricultural land, extending, in all, to **38.5 acres (15.58 hectares)**, or thereabouts. Within the yard there is the 'old' byre (of stone and slate roof construction), together with the attached mono-pitch loose box. Also included is the stone (and part timber clad) outhouse with slate roof comprising loose housing divided into 3 sections (as well as open loft area over part).

The land has chiefly hedge/fence perimeters and natural water course.



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### **COMMONS GRAZING RIGHTS**

The property is being sold with the benefit and subject to the associated apportioned Commons Rights applicable to Lot 2.

### **MISDESCRIPTION ACT 1967**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract-intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis Meade Property Consultants has the authority to make or give any representations or warranty in relation to the property.

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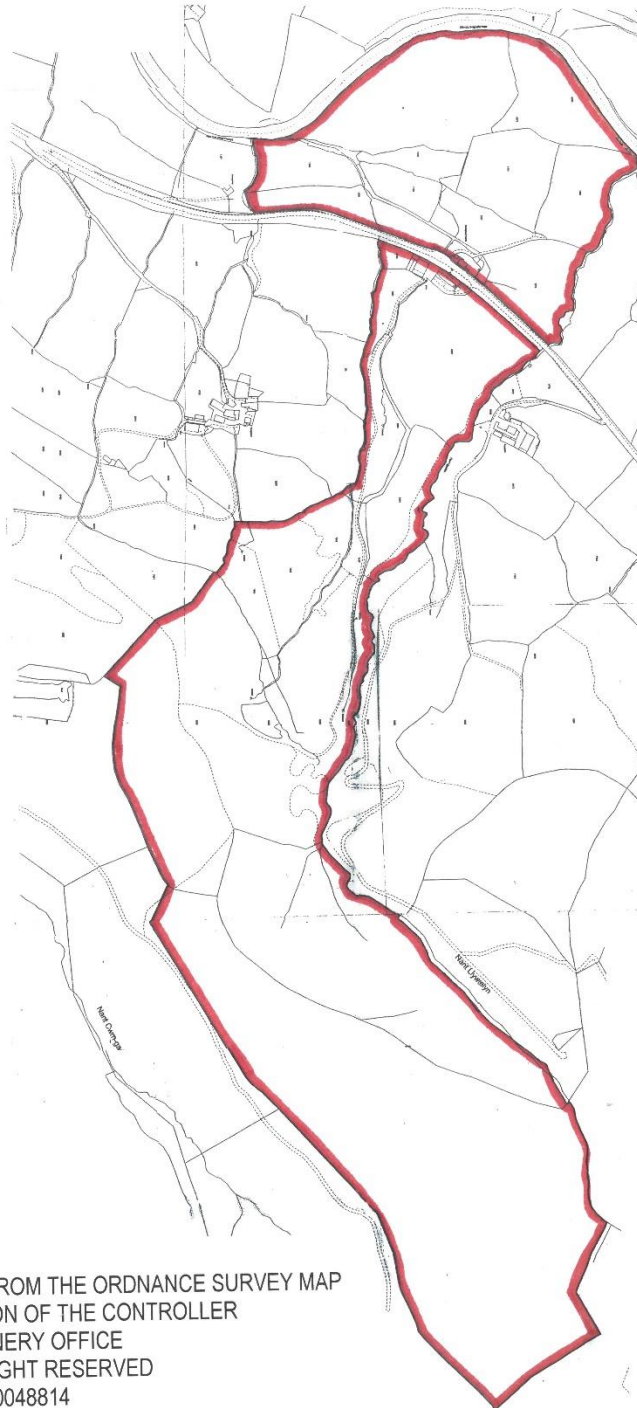
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**SITE PLAN 1**

**FOR IDENTIFICATION PURPOSES ONLY**

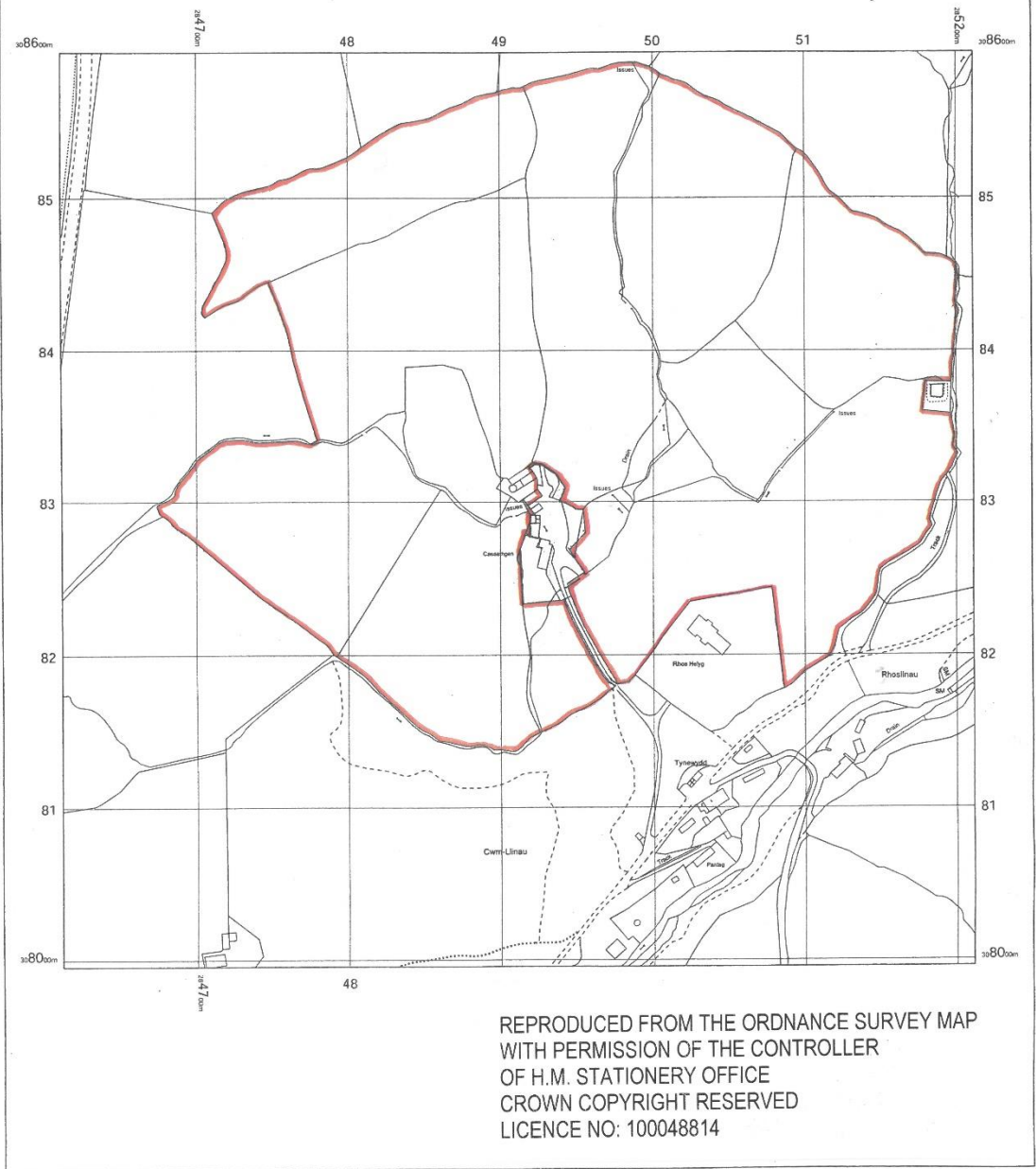


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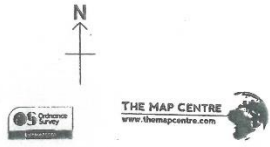
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**SITE PLAN 2**

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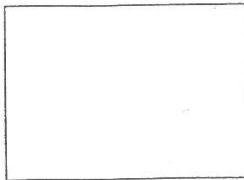
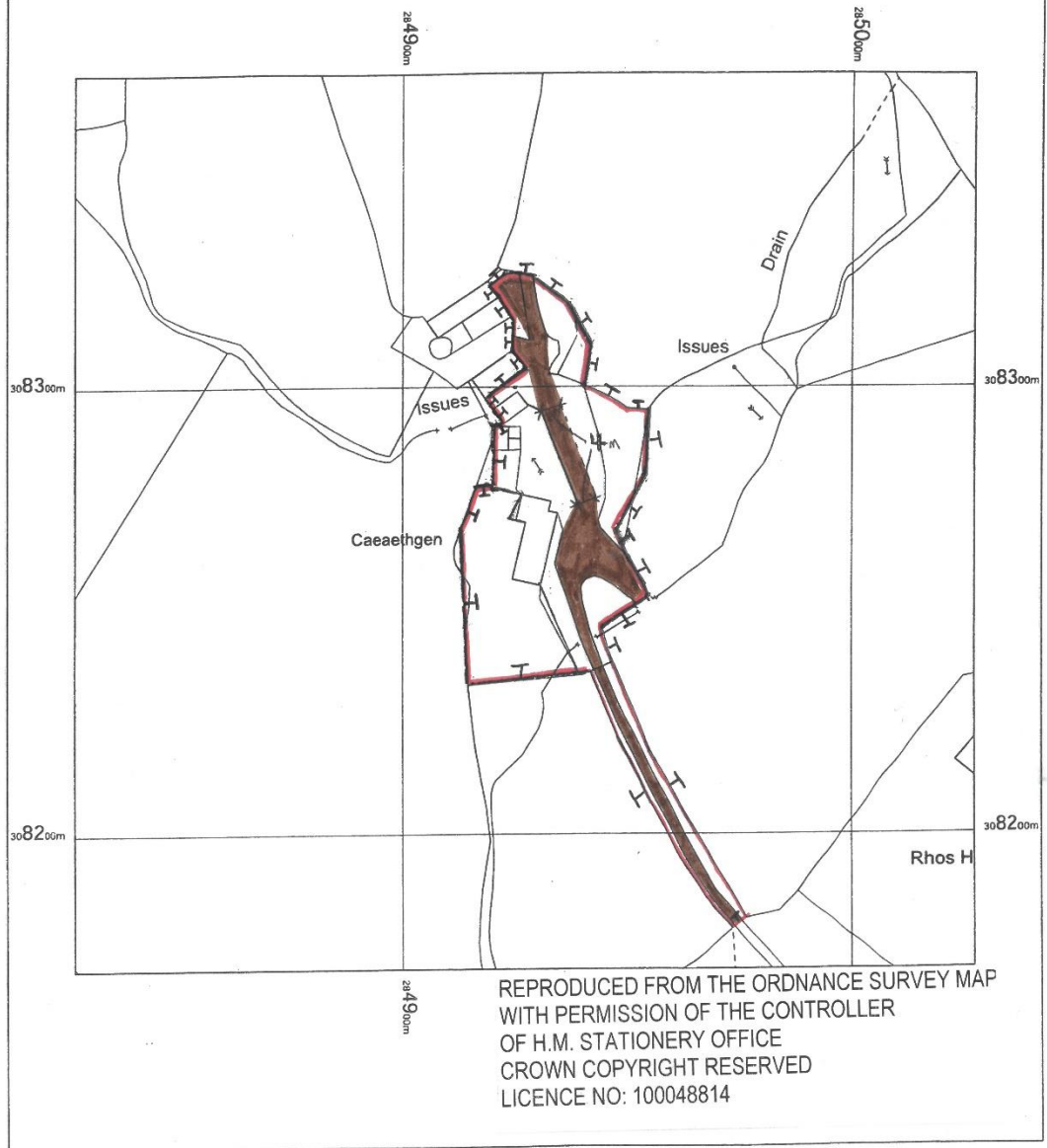
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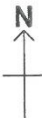
**SITE PLAN 2A**

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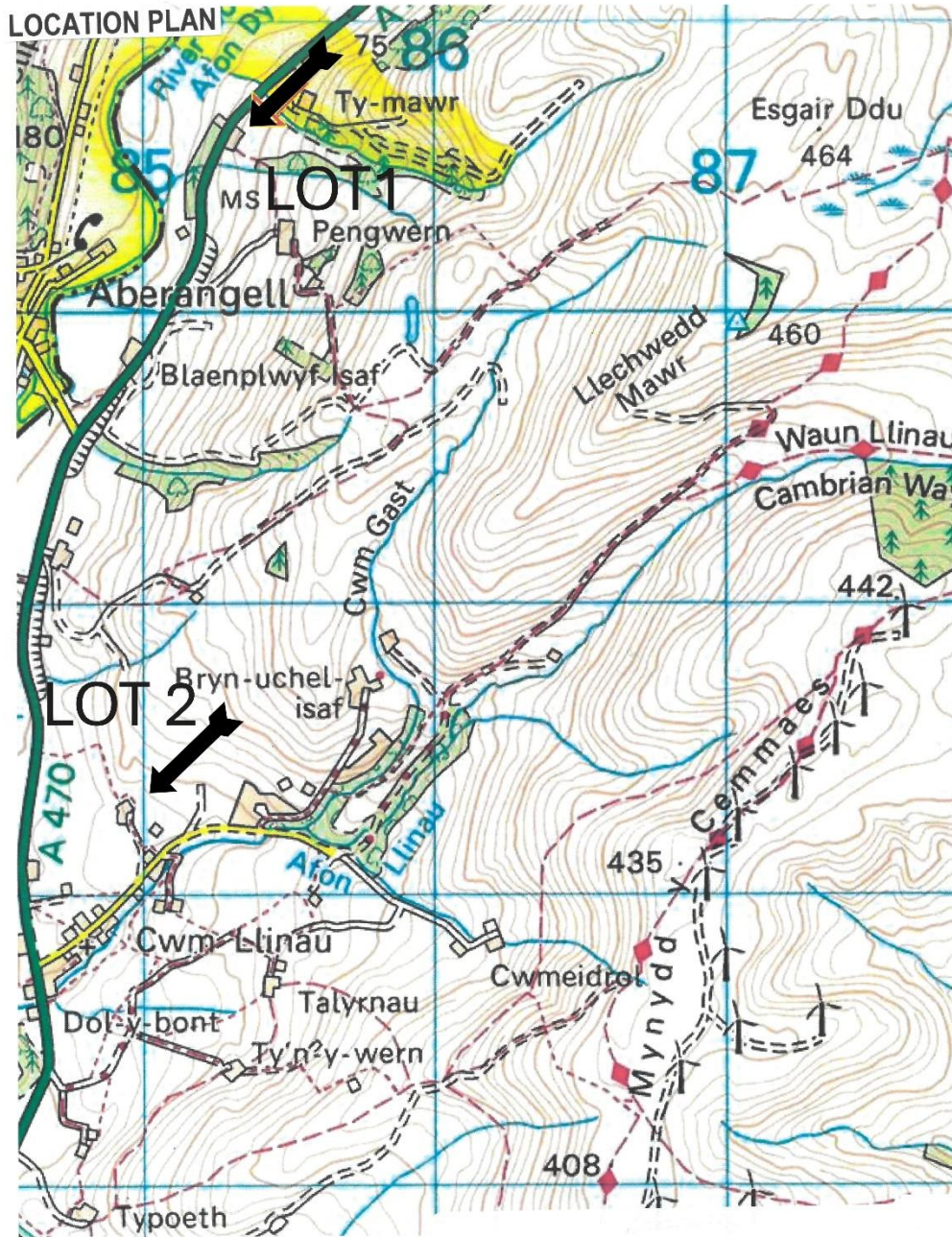
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**BLAEN PLWYF UCHAF HOUSE -FLOOR PLAN**

**Blaenplwyf Uchaf Aberangell Machynlleth, SY20 9AD**

Approximate Gross Internal Area = 170.0 sq m / 1830 sq ft

Cellar = 24.3 sq m / 261 sq ft

Total = 194.3 sq m / 2091 sq ft

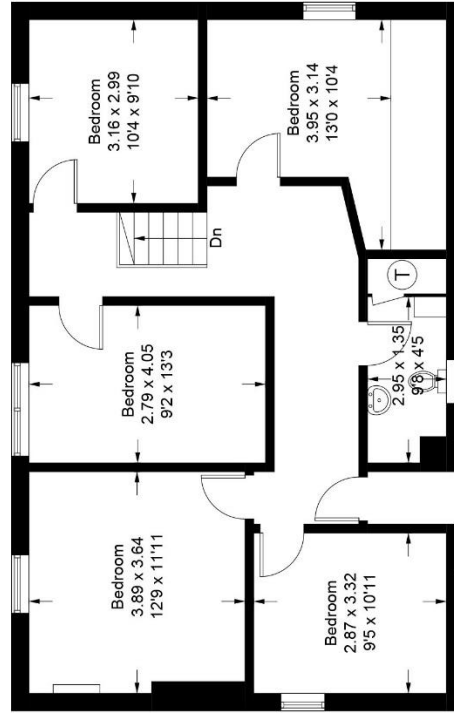
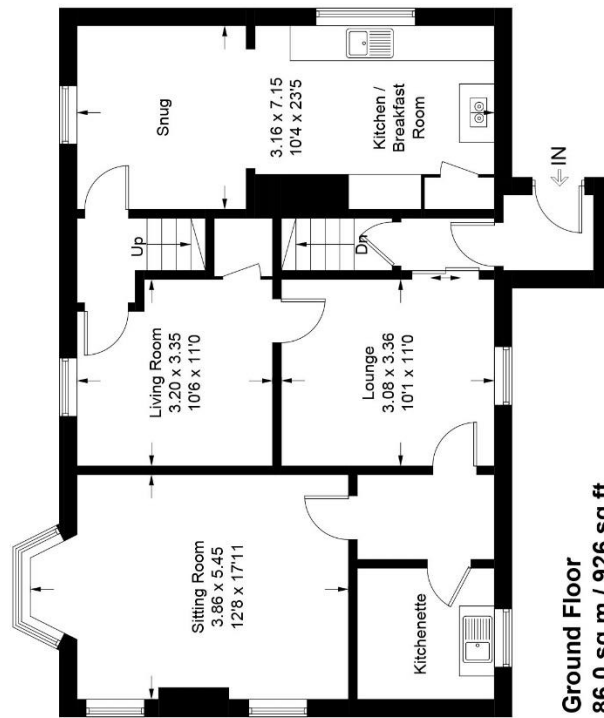
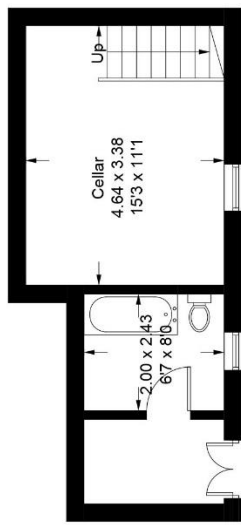


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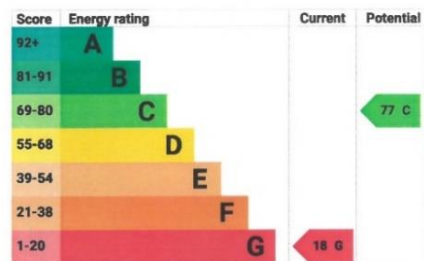
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# ENERGY PERFORMANCE CERTIFICATE- BLAENPLWYF UCHAF HOUSE

## Energy rating and score

This property's energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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