



CUSTOGIAN

LLAITHDDU | LLANDRINDOD WELLS | POWYS | LD1 6YS





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Llaithddu 2 miles | Newtown 10 miles | Llandrindod Wells 19 miles
(all mileages are approximate)

A BEAUTIFULLY SITUATED UPLAND LIVESTOCK FARM

Detached two bedroomed farmhouse in need of modernisation

A small range of traditional and modern farmbuildings

Total privacy with excellent views over adjoining countryside

Permanent pasture and rough grazing extending in total to 325 acres

For sale by Informal Tender



Head Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The sale of Custogian provides an increasingly rare opportunity to purchase a livestock farm in a secluded private location. It has been in the ownership of the Botwood family for 100 years and following the death of her parents, Halls are favoured with instructions to offer it for sale by Informal Tender by Ms Lucy Botwood.

The farmstead is located near the centre of the holding and the land has the benefit of good natural water supplies.

It is a productive livestock rearing farm and has the potential for further improvement.

SITUATION

It is approached from the hardcored farm driveway and is situated adjacent to the farmbuildings, being a detached dwelling which is constructed of stone under a slate roof with a single storey rendered block and slate roofed extension.

Its accommodation comprises:

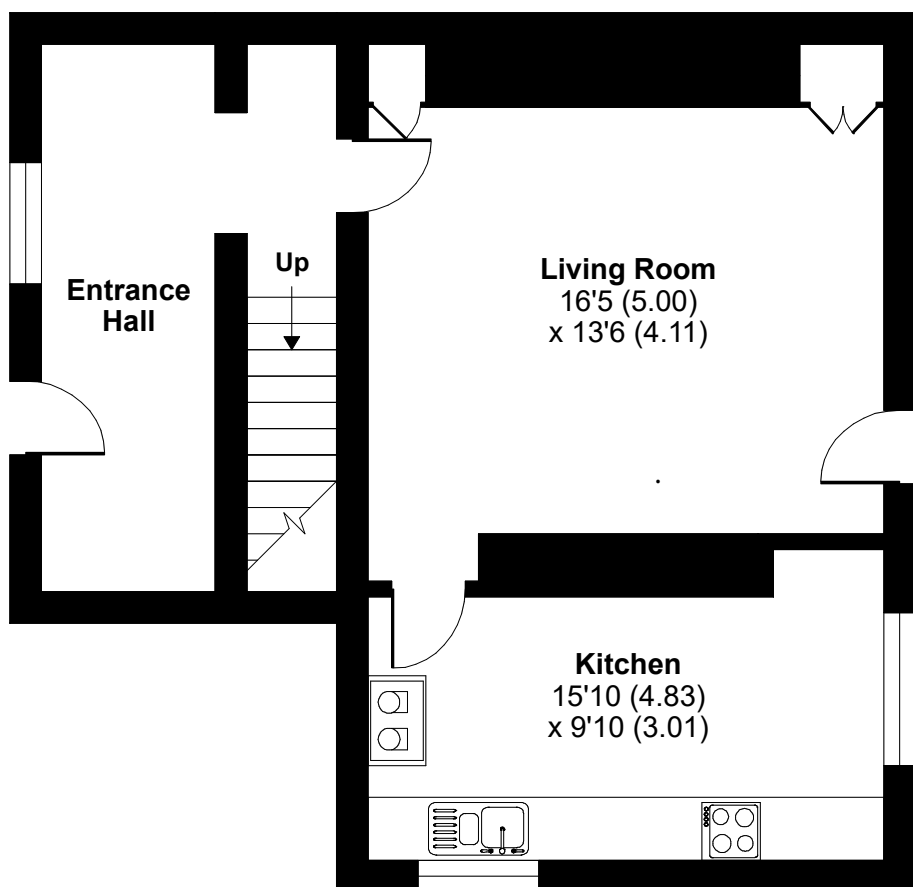
- **Reception Room** with open fireplace
- **Kitchen** complete with solid fuel Rayburn
- Stairs to first floor **Landing**
- **Bedroom One**
- **Bedroom Two**
- **Bathroom** complete with bath, basin and WC, airing cupboard with immersion heater



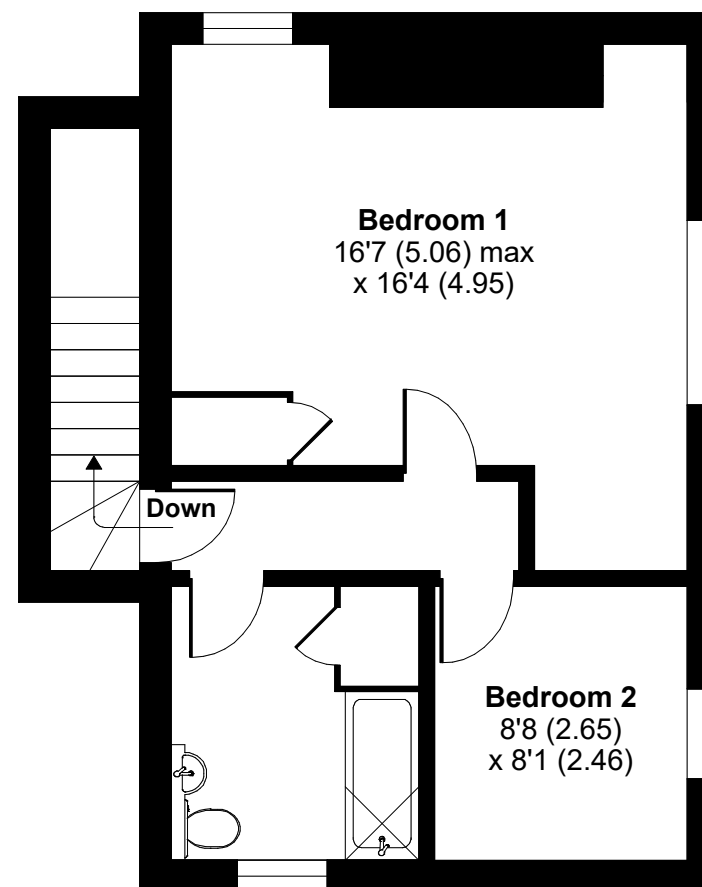


Approximate Area = 1035 sq ft / 96.1 sq m
Outbuildings = 3019 sq ft / 280.5 sq m
Total = 4054 sq ft / 376.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
Produced for Halls. REF: 1311594



FARMBUILDINGS

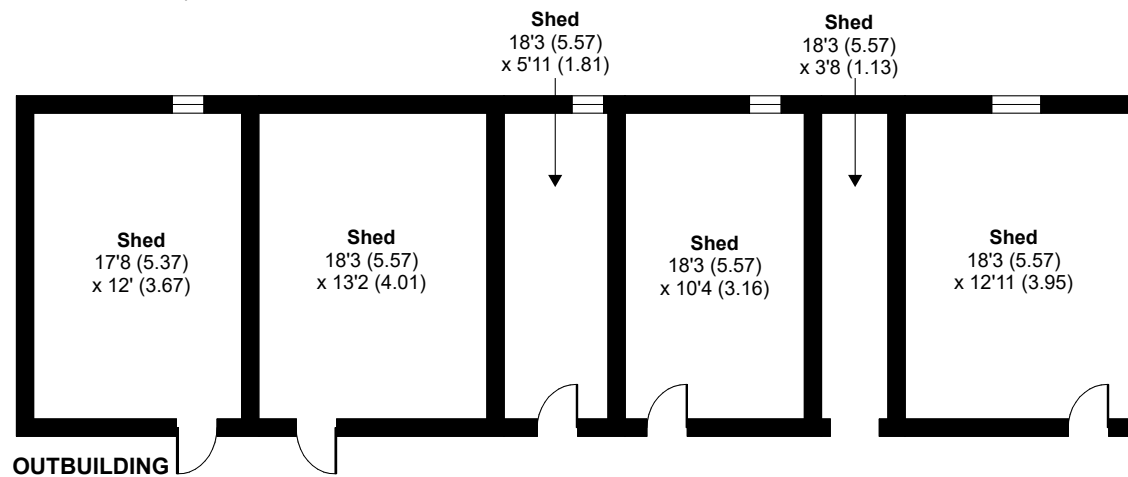
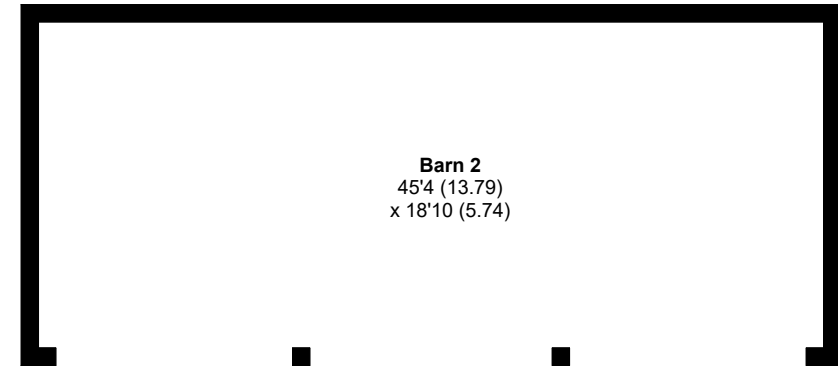
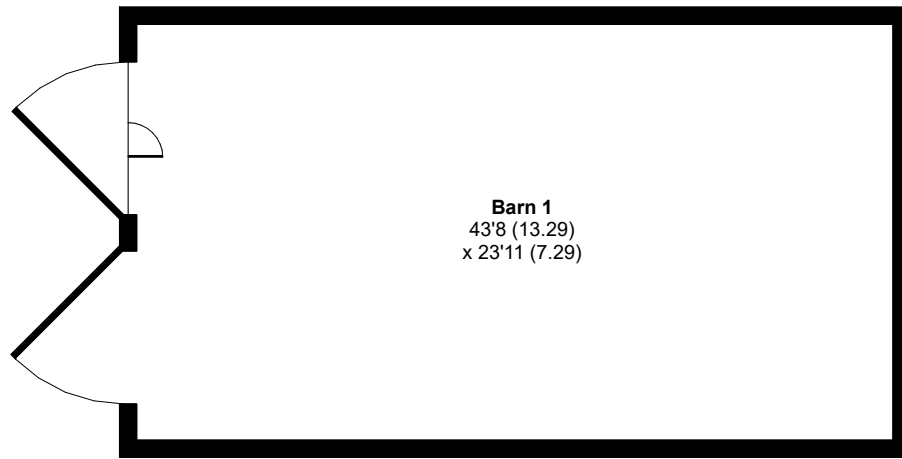
They are situated to the rear of the farmhouse and comprise:

- 3 bay steel, reinforced concrete, Yorkshire boarded **Sheep Shed**
- Lean-to stone and GI **Garage**
- Block and GI **Range**
- Lean-to **Calves Cot**
- Steel and GI 3 bay **Dutch Barn**
- A **Sheep Handling Set Up** complete with Dipping Bath



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THE LAND

It is situated within a ring fence and is divided into convenient sized enclosures. It comprises permanent pasture and rough grazing which has good natural water supplies. It is situated between 406-424 metres above sea level.

LAND SCHEDULE

FIELD NUMBER	DESCRIPTION	AREAS (acres)	AREAS (ha)
8357	Rough Pasture	10.34	4.18
7548	Pond/Woodland	0.60	1.48
7741	Rough Pasture	4.11	1.66
8220	Rough Pasture/Woodland	12.31	4.98
6327	Rough Pasture	11.57	4.68
3131	Rough Pasture/Scrub	4.85	1.96
4110	Rough Pasture/Woodland	81.19	32.86
5701	Pasture	5.12	2.07
7586	Rough Pasture/Woodland	11.90	4.82
5770	Rough Pasture/Woodland	6.79	2.75
4886	Rough Pasture	8.79	3.56
4078	Woodland	1.38	0.56
4080	Buildings/Yard	0.97	0.39
0578	Pasture	5.98	2.42
1880	Pasture	6.88	2.78
3369	Rough Pasture	5.04	2.04
4653	Rough Pasture/Scrub	16.93	6.85
0662	Pasture	6.47	2.62
2540	Rough Pasture/Scrub	47.74	19.32
4126	Pasture	9.56	3.87
6820	Pasture/Scrub	67.45	27.30
Total		325.97	133.15





COUNCIL TAX

The farmhouse is currently in Council tax band 'D'.

EPC RATING

The farmhouse has an EPC rating of 'F'

BASIC PAYMENT SCHEME

The farm is registered on the Rural Land Register with Natural Resources for Wales and the Vendor will transfer 125.85 units of Basic Payment Entitlements to the Purchaser on completion, subject to approval by the Welsh Assembly.

SERVICES

The farmhouse benefits from a private water supply, mains electricity, private drainage system, oil fired central heating boiler. It is not connected to broadband.

The farm buildings are served by mains electricity and private water supply to the Sheep Shed and tap in the yard.

The land has natural water supplies.

METHOD OF SALE

This farm is being offered for sale by Informal Tender as a whole. Prospective Purchasers are invited to submit their highest and best offers to Halls either by letter or via email, by no later than 5pm on Wednesday 30th July 2025.

The Vendor does not undertake to accept the highest offer or indeed any offer. To avoid duplication of offers, it is suggested that any offer submitted should be an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted.



The Vendor and their Agent reserve the right to withdraw or divide the property and vary the sale method if required.

TENURE AND POSSESSION

The property is freehold and vacant possession will be given on completion.

LOCAL AUTHORITY

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

DIRECTIONS

What3Words [///encloses.loafer.terms](#)

Turn off the A483 Newtown to Llanbadarn Fynydd road towards Llaithddu and Bwlch-y-Sarnau. Take the second turning right at Pen-y-Cwm. After ½ mile fork left, go past two houses and take the next left turning to Custogian.

RIGHTS OF WAY AND EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

WIND TURBINES

It is sold subject to the Licence and Option Agreement dated 19th July 2019 relating to the construction and operation of a Wind Farm with EDF Energy Renewables Ltd.

ENVIRONMENTAL STEWARDSHIP

Insofar as we are aware, the land is not currently subject to any Environmental Stewardship schemes.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand.

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

SOLICITOR

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SOLE AGENTS

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MONEY LAUNDERING REGULATIONS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
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 of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

