

PENYGENHILL FARM

Glasbury, Hay-on-Wye, Powys, HR3 5NY



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**PENYGENHILL
GLASBURY
HAY-ON-WYE
HR3 5NY**

**FOR SALE AS A WHOLE
OR
IN SIX LOTS
BY INFORMAL TENDER**

**TENDERS CLOSE
FRIDAY 19TH SEPTEMBER 2025
AT 12 NOON
(UNLESS SOLD PRIOR)**



PENYGENHILL, GLASBURY, HAY-ON-WYE

Hay-on-Wye 3 miles, Brecon 13 miles, Builth Wells 17 miles, Hereford 22 miles

A Superb Former Dairy Farm with Excellent Buildings and Fertile Land

**5 Bedroom Grade II Listed Farmhouse | Tremendous Range of Traditional & Modern Buildings |
155.02 Acres approx. of predominantly Grade 2 & 3 Arable & Grassland |
Development Potential**



INTRODUCTION & SITUATION

The sale of Penygenhill presents a splendid opportunity to acquire an exceptional 155.02 acre (62.74 ha) equipped mixed farm, ideally located near the Herefordshire/Powys border. This well-balanced holding features predominantly Grade 2 and 3 fertile land, offering excellent flexibility for both arable cropping and livestock grazing.

The former dairy farmstead is superbly equipped with an extensive range of modern and traditional agricultural buildings, providing high-quality livestock housing, machinery and fodder storage, which are ideal for a holding of this scale.

At the heart of the property lies a charming Grade II listed five-bedroom stone cruck farmhouse, dating back to the 16th century. Rich in character and original features, the house offers generous family accommodation and a wealth of period charm.

Situated within a thriving agricultural area and strong farming community, the property is within easy access and well serviced by a range of agricultural services in the locality, making it a practical and convenient base for all farming operations.

Penygenhill is well-positioned just outside of the village of Glasbury, which provides essential amenities including a popular restaurant, deli café, post office, and petrol station, together with excellent road links to Brecon, Leominster, Hereford and beyond. The renowned market town of Hay-on-Wye is a short drive away, famed for its literary festival, independent shops, and vibrant cultural scene.

Combining productive farmland, quality infrastructure, and significant lifestyle and development potential, Penygenhill represents an outstanding rural opportunity in a sought-after and accessible border location.





THE FARMHOUSE

The 16th century stone Grade II listed farmhouse is a charming family home, situated adjacent to the farmstead. Described as a cruck-built sub-medieval property, the dwelling has a rich array of period features, including exposed beams, original stonework, and traditional architectural details that reflect its historic significance.

At the heart of the farmhouse lies the spacious, dual-aspect kitchen and dining area, complete with an oil-fired Rayburn that creates a warm and welcoming atmosphere. This welcoming space is complemented by a generous adjoining pantry, featuring fitted units, an electric oven, and exposed traditional beams, adding to the farmhouse's rustic charm. Flowing on from the Kitchen, is the impressive lounge, full of character and warmth, with a large stone fireplace forming a striking focal point, making it the ideal space for relaxing or entertaining guests. The ground floor benefits from a further large reception room, bathroom and rear porch which provides access to a practical farm office and useful store room. A cellar beneath part of the house adds further storage potential.

Upstairs, the first floor offers five bedrooms and a WC, while attic spaces provide scope for conversion into additional accommodation, subject to the necessary consents.

Steeped in history and full of period detail, the farmhouse provides a charming country home, with ample scope for sympathetic updating and repairs to suit individual style and taste.

EXTERNALLY

To the front of the farmhouse, level lawns and mature gardens provide an attractive and tranquil setting, perfect for outdoor entertaining and enjoyment. A tarmacadam driveway offers ample parking for multiple vehicles.



PENYGENHILL FLOORPLAN & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





FARM BUILDINGS



Penygenhill provides a superb expanse of versatile modern and traditional buildings which are well positioned around the concrete yard areas. The buildings provide versatile accommodation for livestock, fodder and machinery.

The buildings and farmyard comprise of the following:

Timber Framed Cow Stalls (23.00m x 6.65m) under a monopitch corrugated tin roof with corrugated tin cladding, and concrete floor.

Timber Framed Open Fronted Cattle Shed (7.84m x 5.70m) with part stone walls, concrete floor and fitted timber hay racks under a fibre cement roof.

Bull Pen (3.87m x 2.88m) of concrete block construction under a corrugated iron monopitch roof.

Open Fronted Loose Housing (22.50m x 6.18m) steel framed lean to, with concrete block walls and Yorkshire boarding above and a concrete floor under a fibre cement roof.

Open Fronted Covered Silage Pit (22.50m x 5.43m) steel framed building with concrete mass panels to the side elevations and a concrete floor, under a fibre cement roof.

Open Fronted Fodder Store (22.50m x 8.73m) steel framed building with concrete mass panels to the side elevations and a concrete floor, under a fibre cement roof.

Former Cubicle Shed (22.30m x 6.78m) lean to steel framed building with concrete mass panels to the side elevations and a central concrete scraping alleyway, under a fibre cement roof.

Loose Housing and Cubicle Shed (22.50m x 8.73m) steel framed building with concrete mass panels and concrete block walls to the side elevations with Yorkshire boarding above. The building provides loose housing with a central feed passageway with a concrete floor, together with 38 fixed cubicles complete with a central scraping alleyway, under a fibre cement roof.

Slurry Lagoon (34.75m x 14.06m)

Open Fronted Machinery Store (26.00m x 9.20m) steel framed building with concrete mass panels to the side elevations with corrugated tin cladding above and a concrete floor, under a fibre cement roof.

Loose Housing (17.96m x 10.44m) steel framed building with concrete block walls with Yorkshire boarding above to the side elevations, complete with feed barriers to the front elevation and a concrete floor, under a fibre cement roof.

Covered Yard (19.87m x 13.67m) steel framed building with concrete panels with part tin cladding above and part concrete block walls with Yorkshire boarding above, with a concrete floor under a fibre cement roof.

Old Cow Shed (14.4m x 4.14m) of traditional stone construction with a concrete floor under a part tin and part slate roof.

Former Milking Parlour (8.53m x 4.76m) of tin construction under a polycarbonate roof, with milking pit and concrete floor.

Former Bulk Tank Room (4.84m x 2.97m)

Timber Framed Store (4.72m x 3.11m max) under a fibre cement monopitch roof.

Traditional Stone Barn (16.65m x 6.24m) with timber partitions, timber calf stalls in part, concrete floor and a granary over part. The barn presents an exciting opportunity for future development, with the potential to create additional residential or holiday let accommodation on site, subject to obtaining necessary planning consents. The considerable size of the barn provides flexibility to create either one significant and impressive conversion, or to be split into a number of smaller dwellings.

Timber Framed Lean To (16.00m x 4.61m) adjoining the above stone barn, with corrugated tin clad elevations with a hardcore floor, under a corrugated iron roof.

Former Nissan Hut Workshop (9.78m x 6.43m) with concrete floor.

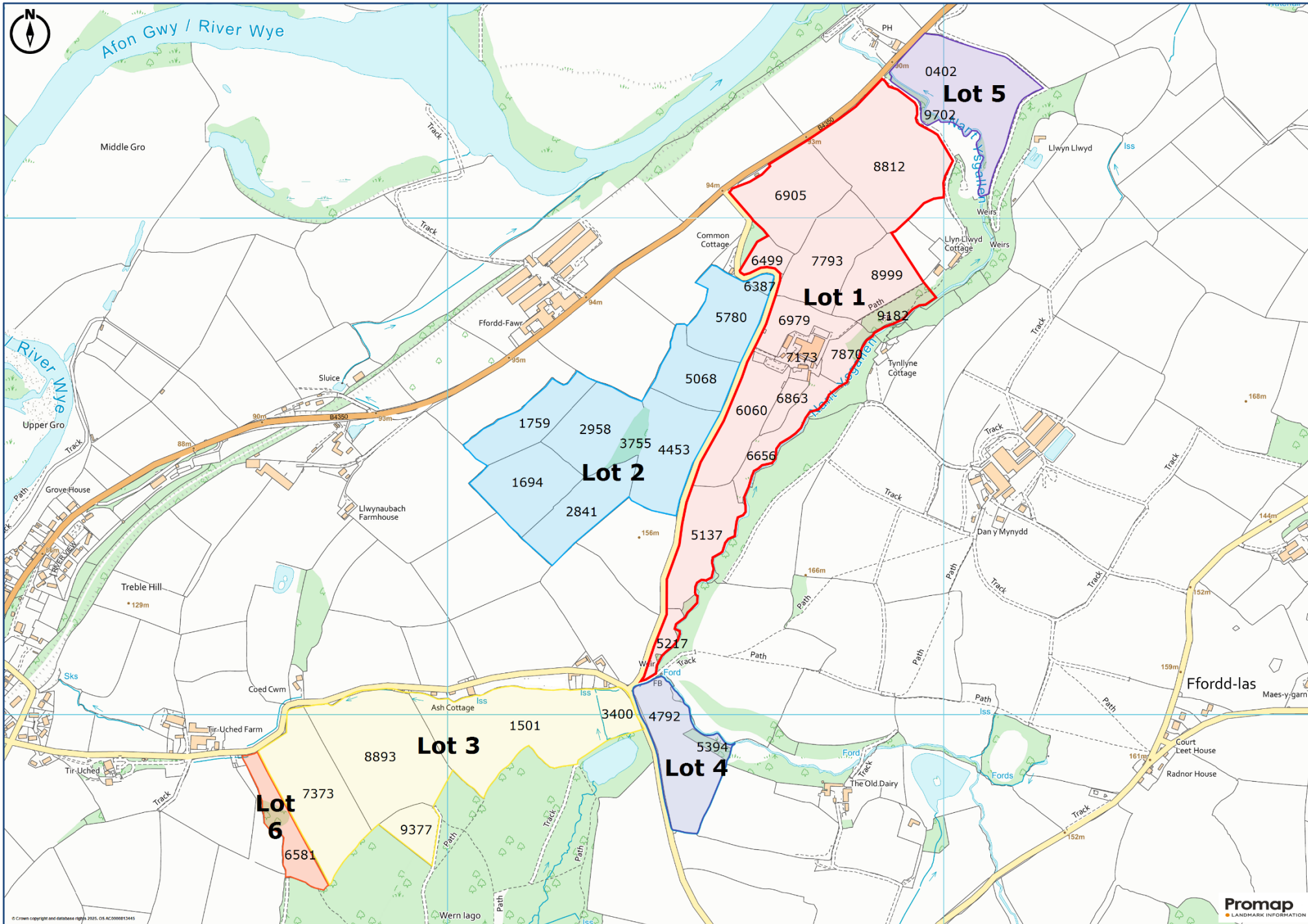
Earth Silage Pit (18.63m x 11.46m) with concrete floor.



THE FARMLAND

Penygenhill extends to approximately 155.02 acres or thereabouts (62.74 ha) of excellent grassland, arable and woodland. The land is attractively diverse, comprising of level and gently sloping land ranging from 300ft to approximately 500ft above sea level offering a range of cropping potential. The farm is divided into well-proportioned fields which are enclosed by a combination of post and netting fencing and mature hedgerows. The council maintained road dissects the property, which provides good roadside frontage to the land. Scattered trees and small wooded dingles across the farm further enhance the landscape, offering natural shelter for livestock and contributing to the biodiversity of the holding. Having been well maintained and managed, Penygenhill represents a prime opportunity to purchase a well-established and versatile farm, offering both agricultural productivity and natural beauty.





LOT ONE – FARMHOUSE, BUILDINGS & LAND



Lot 1

Lot One comprises of the detached 5 bedroom, Grade II listed farmhouse, extensive range of modern and traditional buildings, and approximately 55.62 acres (22.51 hectares) of land in all.

The property is contained within a ring fence, with good access onto the council maintained road. The land predominantly comprises of gently sloping grassland and arable land which is capable of growing a wide range of crops.

The woodland areas comprise of mixed species deciduous woodland, and provide useful shelter for livestock. The land is bound by mixed species hedgerows, together with post and wire fencing.

Lot One is connected to private borehole and natural spring water.

Parcel Number	Description	Acres	Hectares
8812	Arable	11.93	4.83
6905	Grassland	7.11	2.88
7793	Grassland	6.58	2.66
6499	Grassland	1.23	0.50
8999	Grassland	4.28	1.73
9182	Woodland	1.49	0.60
6979	Grassland	2.78	1.13
7870	Grassland & Woodland	1.75	0.71
7173	Farmyard, House & Gardens	2.30	0.93
6060	Grassland	5.42	2.19
6863	Grassland	1.06	0.43
6656	Woodland	2.94	1.19
5137	Grassland	5.62	2.27
5217	Grassland	<u>1.13</u>	<u>0.46</u>
	Total	55.62	22.51



LOT 1

LOT TWO

Lot 2 forms an excellent block of approximately 38.69 acres (15.66 hectares) of sloping grassland and a small central parcel of mixed species deciduous woodland. The land is contained within a ring fence and has good access onto the council maintained road. The land may offer arable cropping potential and is split into conveniently sized parcels.

Lot 2 is currently connected to the borehole supply from Lot 1. In the eventuality Lot 2 is sold separately to Lot 1, the right to the borehole will cease, and a right will be reserved across Lot 1 to Lot 2 to connect to the mains water supply from the main road.



Parcel Number	Description	Acres	Hectares
6387	Grassland	0.51	0.21
5780	Grassland	5.2	2.10
5068	Grassland	4.29	1.74
4453	Grassland	6.69	2.71
3755	Woodland	1.11	0.45
2958	Grassland	5.25	2.12
1759	Grassland	4.7	1.90
1694	Grassland	5.87	2.38
2841	Grassland	<u>5.07</u>	<u>2.05</u>
	Total	38.69	15.66



LOT THREE

Lot 3 is a superb block of approximately 38.36 acres (15.53 hectares) of gently sloping arable and grassland. The land is situated within a ring fence, with good roadside access and is bound by woodland along its southern boundary.

Lot 3 has the benefit of mains water and spring water supply.

Parcel Number	Description	Acres	Hectares
1501	Grassland	13.11	5.31
3400	Grassland	1.67	0.68
8893	Grassland	12.32	4.99
9377	Grassland	2.16	0.87
7373	Arable	<u>9.10</u>	<u>3.68</u>
	Total	38.36	15.53

LOT FOUR

Lot 4 is an excellent parcel of gently sloping arable land, complete with a small enclosure of mixed species deciduous woodland. In all, the property extends to approximately 8.00 acres (3.24 hectares) and has good roadside access.

Lot 4 has natural water supply. We are informed that mains water connection is available at the roadside nearby.

Parcel Number	Description	Acres	Hectares
4792	Arable	7.33	2.97
5394	Woodland	<u>0.67</u>	<u>0.27</u>
	Total	8.00	3.24



LOT FIVE

Lot 5 forms a desirable block of level grassland, with arable cropping potential, which directly adjoins the B4350 and extends in all to approximately 10.92 acres (4.72 hectares). The level land is bound by mature hedgerows.

Lot 5 has natural water supply. We are informed that mains water connection is available at the roadside nearby.

Parcel Number	Description	Acres	Hectares
0402	Grassland	10.07	4.08
9702	Woodland	<u>0.85</u>	<u>0.34</u>
	Total	10.92	4.42

LOT SIX

Lot 6 comprises of a useful gently sloping enclosure of pasture and woodland, which extends in all to approximately 3.43 acres (1.39 hectares), which is within close proximity of the village of Glasbury.

The property forms the ideal equestrian parcel of land, with a public bridlepath across the property providing excellent outriding into the adjoining woodland and beyond. The property could also be used for amenity use. The land has direct access onto the council maintained round and is bound by mature hedgerow boundaries.



Parcel Number	Description	Acres	Hectares
6581	Grassland & Woodland	<u>3.43</u>	<u>1.39</u>
		3.43	1.39



SERVICES & WATER

Lot 1 has the benefit of oil-fired heating, mains electricity, private borehole, spring water supply, telephone connection and private septic tank drainage. We are informed that mains connection is available in the roadside nearby.

Lot 2: Currently connected to the borehole supply via Lot 1. If Lot 2 is sold separately to Lot 1, the access to the borehole will cease, and Lot 2 will reserve a right to connect to the mains water supply from the main road across Lot 1.

Lot 3: Mains and natural spring supply.

Lot 4: Natural water. We are informed that mains connection is available in the roadside nearby.

Lot 5: Natural water. We are informed that mains connection is available in the roadside nearby.

Lot 6: Mains water supply. The purchasers of Lot 6, will be responsible for installing a water meter on their mains supply at their own cost.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys Council Tax Band "F".

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

We are informed that there are public rights of way upon the property. The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The Basic Farm Payment Entitlements are not included but may be available by separate negotiation. We are informed that the farm is not entered into any environmental scheme.

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that the timber, woodland, mineral and sporting rights are included within the freehold sale.

COMMON LAND

We understand that field parcels 6499 (Lot 1) and 6387 (Lot 2) are registered common land.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.
Contact HAY OFFICE Tel: 01497 822522 or
Matthew Nicholls on 07811 521267 or
Beth Gilbert on 07947 356668

MODE OF SALE

Penygenhill is being offered for sale as a whole, or in six lots by Informal Tender (subject to prior sale).

The Informal Tender Document should be signed by the proposed Purchaser (s) stating the proposed purchase price. The tender is to be received by Matthew Nicholls at Sunderlands, 3 Pavement House, The Pavement, Hay on Wye, Herefordshire, HR3 5BU by 12 Noon on Friday 19th September 2025.

Envelopes should be marked "Informal Tender for Penygenhill" and substantially sealed. The Vendor reserves the right not to accept the highest, or any offer is they so wish. The Vendor reserves the right to accept an offer prior to the informal tender date. Prospective purchasers should carry out their own enquiries to the Local Authority before submitting a tender.

GUIDE PRICES

The property is guided as follows;

Lot 1 : £800,000 - £850,000
Lot 2 : £350,000 - £380,000
Lot 3 : £435,000 - £450,000
Lot 4 : £90,000 - £100,000
Lot 5 : £120,000 - £140,000
Lot 6 : £30,000 - £50,000

As a Whole - £1,800,000



DIRECTIONS

From Hay-on-Wye, proceed south on the B4350 towards Brecon. Proceed along the road for approximately 2.5 miles, before turning left onto the single width council maintained road. Follow the road for approximately 500m, before Penygenhill farm drive can be found on the left handside.

Lot 1 ///buzzards.open.broadens
Lot 2 ///udder.gift.decoded
Lot 3 ///sheds.cobble.amber
Lot 4 ///voucher.relies.tingled
Lot 5 ///ritual.sculpting.expansion
Lot 6 ///connects.collides.case

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

BOUNDARIES, ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is of the nature of farm buildings in particular that asbestos is likely to be present on the farm.

HEALTH & SAFETY

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property including wearing appropriate clothing. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract.

No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

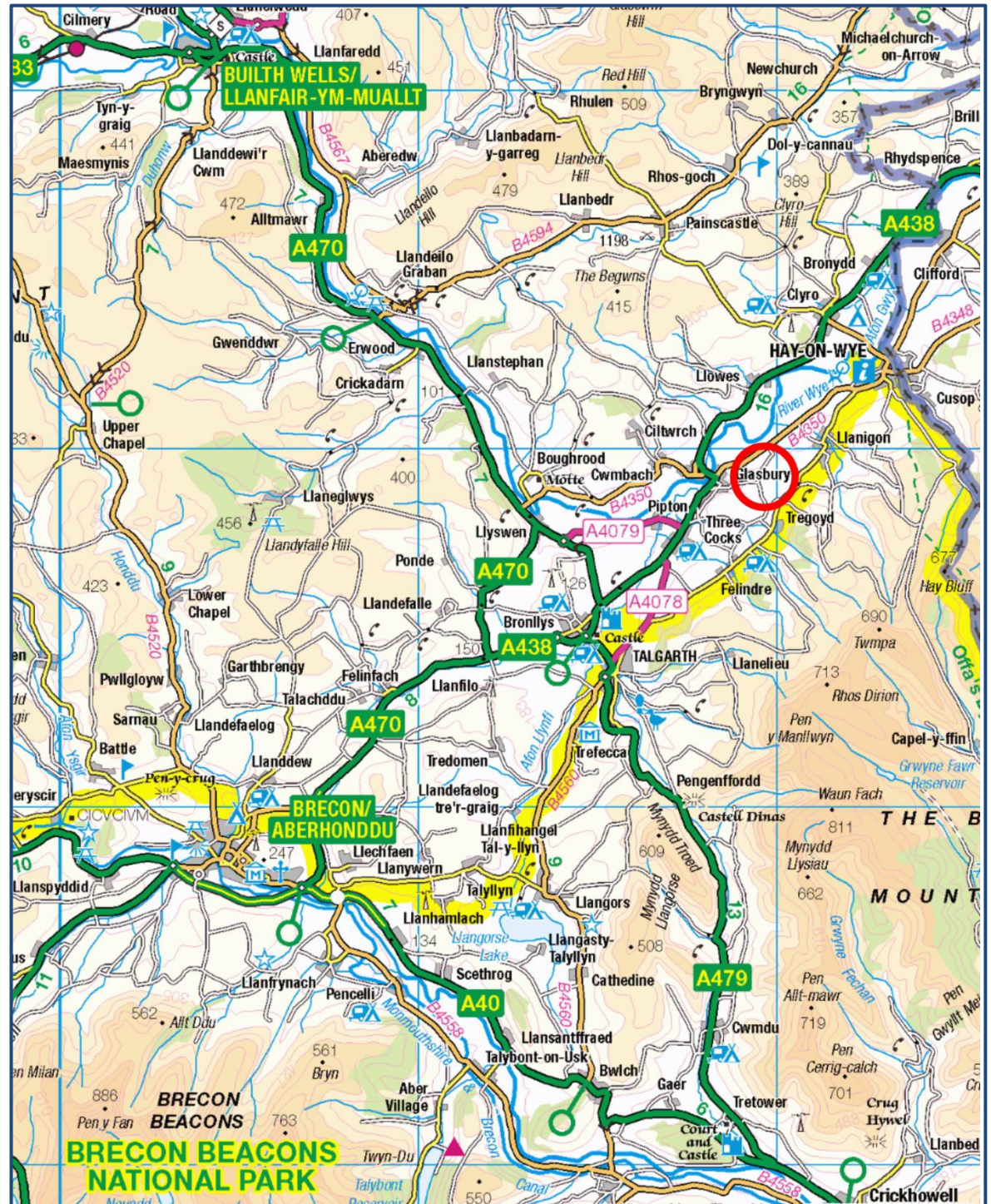
Details Amended: 26.08.25



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INFORMAL TENDER DOCUMENT

PENYGENHILL, GLASBURY, HAY ON WYE

Your Details

Full Name/s:

Address:

.....

Telephone:

Email:

As a whole:

I/we hereby offer **for the whole** (Lots 1 to 6) in the sum of £

(in words)

Lot 1:

I/we hereby offer for **Lot 1** (55.62 ac est. , house and buildings) in the sum of

£

(in words)

Lot 2:

I/we hereby offer for **Lot 2** (38.69 ac est.) in the sum of £

(in words)

Lot 3:

I/we hereby offer for **Lot 3** (38.36 ac est.) in the sum of £

(in words)

Lot 4:

I/we hereby offer for **Lot 4** (8.00 ac est.) in the sum of £

(in words)

Lot 5:

I/we hereby offer for **Lot 5** (10.92 ac est.) in the sum of £

(in words)

Lot 6:

I/we hereby offer for **Lot 6** (3.43ac est.) in the sum of £

(in words)

Is your offer subject to a mortgage, borrowings or a property sale?

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Solicitor's details:

Name:

Company:

Address:

Telephone Number:

Email Address:

Additional Comments (if required):

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Signed:

Dated:

Tenders to be received at
Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire, HR3 5BU
by **12 Noon on Friday 19th September 2025**
marked "Informal Tender for Penygenhill" in a sealed envelope
for the Attention of Mr Matthew Nicholls.

The vendors reserve the right to accept any offer, which may not be the highest offer and indeed reserve the right not to accept any offer at all. Subject to prior sale.