

# Dolau Farm

Nantmel, Llandrindod Wells, Powys, LD1 6EN





**Sunderlands**

Residential Rural Commercial

3 Pavement House

The Pavement

Hay-on-Wye

HR3 5BU

Tel: 01497 822 522

[m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

**DOLAU FARM**

Nantmel

Llandrindod Wells

LD1 6EN

**FOR SALE IN FOUR LOTS**

**OR AS A WHOLE**

**BY PRIVATE TREATY**

**Offers in Excess of:**

**Lot 1 - £850,000**

**Lot 2 - £120,000**

**Lot 3 - £150,000**

**Lot 4 - £190,000**



# Dolau Farm, Nantmel, Llandrindod Wells, LD1 6EN

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*Rhayader 4 miles, Crossgates 4 miles, Llandrindod Wells 5 miles, Builth Wells 12 miles, Newtown 26 miles*

A superb opportunity to acquire this traditional farm in the heart of Radnorshire

4 Bedroom Farmhouse | Superb Range of Traditional & Modern Buildings | 138.44 Acres

**For sale in Four Lots or as a Whole by Private Treaty**

**LOT 1 - Farmhouse & Buildings with 73.10 Acres of Pasture**

**LOT 2 - 11.85 Acres of Pastureland. LOT 3 - 21.89 Acres of Pastureland**

**LOT 4 - 31.6 Acres Known as Ysfa Lands**



## INTRODUCTION & SITUATION

The sale of Dolau farm represents a fabulous opportunity to acquire a productive livestock farm in the heart of Radnorshire. The property is situated in the pretty rural village of Nantmel approximately equidistance between the village of Crossgates and the larger market town of Rhayader. The farm extends to a substantial 138.44 acres in total and has the benefit of road frontage along the A44. The farm naturally lends itself to be split into convenient lots for sale but could easily be farmed as a whole. The property boasts a substantial traditional stone detached farmhouse that offers spacious living accommodation on both floors with the added potential for further extension and development. The residence is in need of modernisation but provides the opportunity to be transformed into a wonderful family home.

The farm has the benefit of an extensive range of both traditional and modern steel frame buildings that are currently used for agricultural purposes and are more than adequate for the size of the holding. The farmland appears to be in good heart, surrounding the farmstead on all aspects and also has the benefit of the river Dulas that proceeds through Lot 1.

The popular market town of Rhayader is a short drive away and has the benefit of a good array of services to include several pubs & restaurants, village shops, post office, fuel station and primary school. Dolau farm is ideally situated with excellent road networks to the larger towns of Llandrindod Wells, Newtown and Builth Wells.

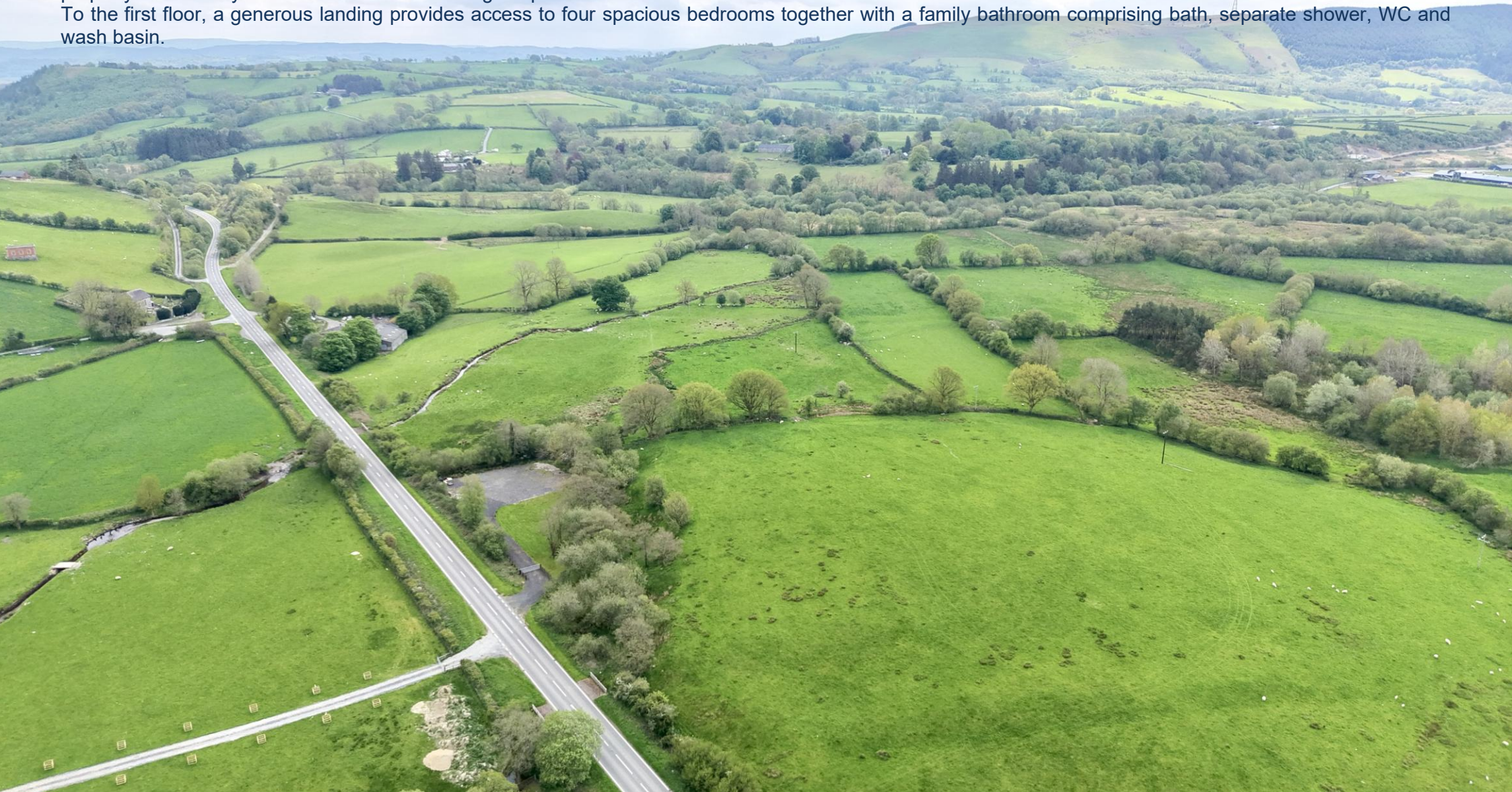


## LOT 1 –Dolau Farmhouse, Traditional & Modern Buildings & 73.1 Acres

Lot 1 represents a fantastic opportunity to acquire the heart of Dolau farm, which includes the main residence, array of farm buildings and 73.1 acres of pasture. The residence is a blank canvass providing a terrific opportunity to add value and transform the internal living space. The residence has been occupied until very recently but would benefit from expenditure to the internal décor. The property retains a host of original features to include ornate fireplaces, the property is entered via an attractive Victorian tiled hallway and a particular feature is the central wooden staircase rising to the first floor, creating a welcoming introduction to the house.

The sitting room includes a period fireplace surround with open fire, while the separate dining room is centred around a traditional Rayburn, adding character and warmth to the space. The kitchen is fitted with a range of floor and wall mounted units providing practical storage and workspace, and to the rear of the property is a hallway with WC and a useful storage cupboard.

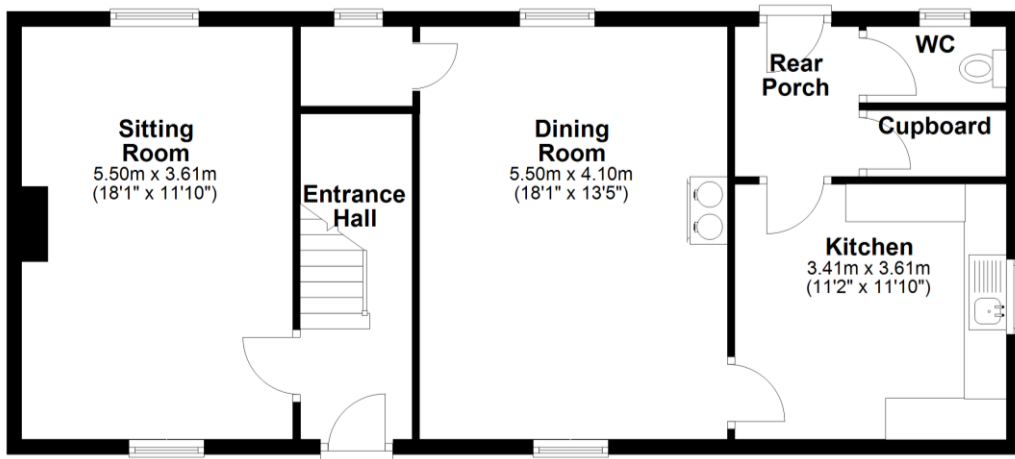
To the first floor, a generous landing provides access to four spacious bedrooms together with a family bathroom comprising bath, separate shower, WC and wash basin.





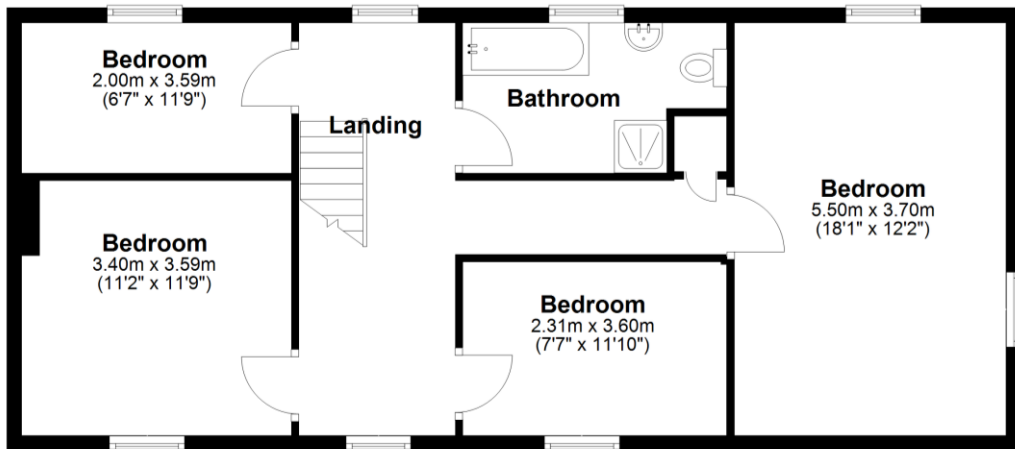
### Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



### First Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



## THE LAND & BUILDINGS – 73.1 Acres (LOT 1)

Dolau Farm has an excellent range of farm buildings comprising an extensive and useful mixture of traditional and modern buildings that have been utilised for normal livestock handling and fodder storage purposes. The traditional buildings add significant character to the farmstead and host an array of characterful features.

Briefly the buildings comprise the following:

**Modern Portal Frame Cattle/sheep shed 16.98m x 11.56m** with concrete floor

**Adjoining Traditional Stone Barn 7.02m x 23.79m** timber framed with soil floor

**Adjoining Stone Barn 11.53m x 7.03m**

**Old Cow Shed 4.80m x 10.67m**

**Open Sided Straw/Fodder Shed 7.62m x 13.6m** Steel Framed

**Machinery / Cattle Shed 20.61m x 16.36m** with Yorkshire boarding & breeze block sides

**Wood Shed /General Storage 5.38m x 15.45m** with cobble floor & corrugated sides



The 73.10 acres of pasture (Lot 1) surrounds the farmstead on all sides and is contained within one ring fence and is only split by the river Dulas that proceeds through the property. The land contains a mix of excellent grazing, conservation pastures and some small areas of woodland. The land has been split into usefully sized enclosures for the ease of management. Some of the enclosures are easily capable of producing high yielding fodder and arable crops and others would benefit from some drainage. The boundaries appear to be well defined and the land appears to be in good heart. There is the benefit of a mains water supply and natural springs and tributaries that flow through the property. Part of the river and banks of the river Dulas at the south end of the boundary is registered as a SSSI.



## LOT 2 – 11.85 Acres

This is an excellent level block of 11.85 acres of pastureland that is situated within one ring fence and has the benefit of roadside frontage on two sides. This parcel is situated on the opposite side of the A44 from the farmhouse. The land is split into three conveniently sized enclosures, all of which are capable of producing either a fodder or arable crop. This parcel of land would make a welcome addition to Lot 1 should anyone require more land with the farmhouse. The boundaries appear to be in good order and are well defined, with the added benefit of access to the river Dulas. There is an easement across this land for the benefit of Dwr Cymru.



## LOT 3 – 21.8 Acres

Lot 3 represents a very useful commercial block of grazing land extending to a considerable 21.8 acres. The land is currently laid down to pasture with two of the three parcels having been recently reseeded to produce a very productive and high yielding red clover crop. The land is in the majority gently sloping and free draining and is comprised within one ring fence. Again this lot is situated opposite the main farmstead but would make a welcome addition to Lot 1. This block of land has good roadside access on two sides and also has the benefit of a mains water supply. There is an easement over this land for the benefit of Dwr Cymru. The red brick building does not form part of the ownership of this lot.





Lot 3 – 21.8 acres





**LOT 2 - 11.8ac**

**LOT 3 - 21.8ac**

**LOT 1 - 73.10ac**

## LOT 4 – 31.60 Acres Known as Ysfa Lands

This parcel of land is a separate block of land situated only a short drive from the main holding and comprises a mixture of approximately 22 acres of pasture and 9.6 acres of coniferous woodland. This land is situated within one ring fence and has the benefit of excellent roadside access. It comprises a useful mix of grazing land and woodland that would make a good addition to the main farm of Dolau or as a separate block of commercial grazing or even as amenity land. We are informed that the property has the benefit of a metered mains water supply and natural springs that emerge through the land. The mines and mineral rights are not included with this Lot.





## SERVICES

The property has the benefit of a mains electricity, water & telephone connection. Private drainage and heating via an air source heat pump. The mains supply to Lots 1,2,3 will need to be separated if sold separately at the cost of the respective purchasers.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Tax Band "F"

## TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale of Lots 1,2,3 but the mineral rights are not included with Lot 4.

## BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not included.

## DIRECTIONS

Lot 1 What3Words ///muddle.presume.hazel  
Lot 2 What3Words ///firework.bugs.dose  
Lot 3 What3Words ///roost.stolen.basic  
Lot 4 What3Words ///melt.frail.drill

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.  
Contact Tel: 01497 822522  
Office opening hours:  
Mon-Fri 9.00am-5.00pm.  
Sat 9.00am-12 noon.  
Out of hours contact:  
Matthew Nicholls 07811 521267 or  
[m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)

## MONEY LAUNDERING

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

## WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared. Dwr Cymru have an easement through Lots 1, 2 & 3.

## 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.

## 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.

## INCONSISTENCY

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

## 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

## 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. 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.

## ASBESTOS

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		<b>95</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	<b>65</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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