



Tyn Y Pant, Manafon
WELSHPOOL | POWYS | SY21 8BJ



TYN Y PANT

MANAFON | WELSHPOOL | POWYS SY21 8BJ

Welshpool 7.5 miles | Shrewsbury 25 miles

(all mileages are approximate)

THE PROPERTY COMPRISES A CHARACTERFUL FARMHOUSE, A RANGE OF FARM BUILDINGS, AND A MIX OF PRODUCTIVE GRASSLAND, UPLAND GRAZING, AND WOODLAND, WITH GOOD ACCESS TO THE B4390 AND NEARBY AMENITIES. THE FARM PRESENT PRESENTS AN EXCELLENT OPPORTUNITY FOR AGRICULTURAL, LIFESTYLE, OR INVESTMENT PURCHASERS.

- Idyllic rural location
- Ext. in total 188 acres or thereabouts
- Scope for modernisation
- Productive Montgomeryshire Livestock Farm
- Substantial period farmhouse
- Traditional and modern farm buildings

For sale as a whole or to suit purchasers requirements by informal tender.

Closing date for tenders is on Monday the 15th of June 2026 at 12:00pm



Welshpool Office

14 Broad Street,
Welshpool, Powys, SY21 7SD

E: jamese@hallsgb.com

T: James Evans - 07581 552 438

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Tyn Y Pant Farm comes to the market following the instruction of the Bennett family, who have successfully farmed the land for many years. Tyn Y Pant offers prospective purchasers the opportunity to acquire a diverse farm, comprising a mixture of upland grazing, woodland, and productive grassland, located close to the River Rhiw. The house sits adjacent to the farmyard, which holds a range of modern agricultural and traditional farm buildings, some with planning potential. Whilst being situated close to the B4390, the property benefits from strong access links to local amenities, whilst also offering the opportunity for a quiet country lifestyle.



SITUATION

Tyn Y Pant is located in an attractive rural setting between the villages of Manafon and Berriew in the picturesque Rhiw Valley. The surrounding rolling landscape and valley floor offer a productive and quiet agricultural setting. The nearby village of Berriew offers an array of local amenities, including a well-regarded primary school, characterful country pubs, and a local shop. Further amenities such as supermarkets, high schools, and good public transport links can be found in the larger market towns of Welshpool and Newtown, which are only a short drive from the property (7.5 and 10 miles respectively).



TYN Y PANT FARMHOUSE, BUILDINGS AND 44.87 ACRES

PROPERTY

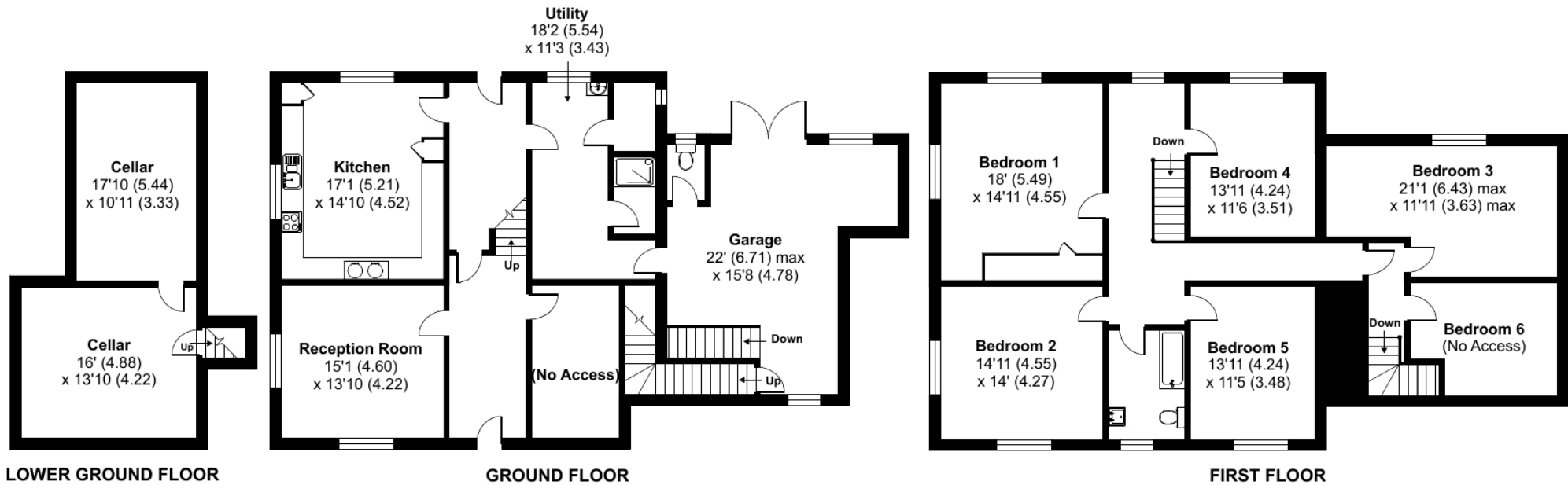
Tyn Y Pant Farmhouse comprises a substantial period large detached two-storey brick and slate farmhouse offering four bedrooms and generous living space. The property benefits from a well laid out 'family' kitchen, good-sized bedrooms, and a family bathroom. It also includes a side garage with further accommodation above, which has the potential to be converted into an annexe. This area of the property is single glazed, whilst the remainder is double glazed with uPVC windows.

Externally, the property benefits from a private parking area off the farmyard and a large, expansive garden that wraps around the house. Whilst the property requires some modernisation in places, it retains a great deal of charm and practicality, making it ideal for everyday living and for those seeking a country lifestyle.



Approximate Area = 3126 sq ft / 290.4 sq m
 Garage = 370 sq ft / 34.4 sq m
 Outbuilding = 11833 sq ft / 1099.3 sq m
 Total = 15329 sq ft / 1424.1 sq m

For identification only - Not to scale





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Store
14'4 (4.37)
x 10'8 (3.25)

Barn
24'2 (7.36)
x 14'7 (4.45)

OUTBUILDING 5

Barn
104'3 (31.79)
x 38'6 (11.74)

OUTBUILDING 2

Barn
108'5 (33.08)
x 40'9 (12.42)

OUTBUILDING 1

Barn
59'4 (18.11)
x 30'9 (9.37)

OUTBUILDING 3

Barn
58' (17.69)
x 18' (5.49)

OUTBUILDING 4

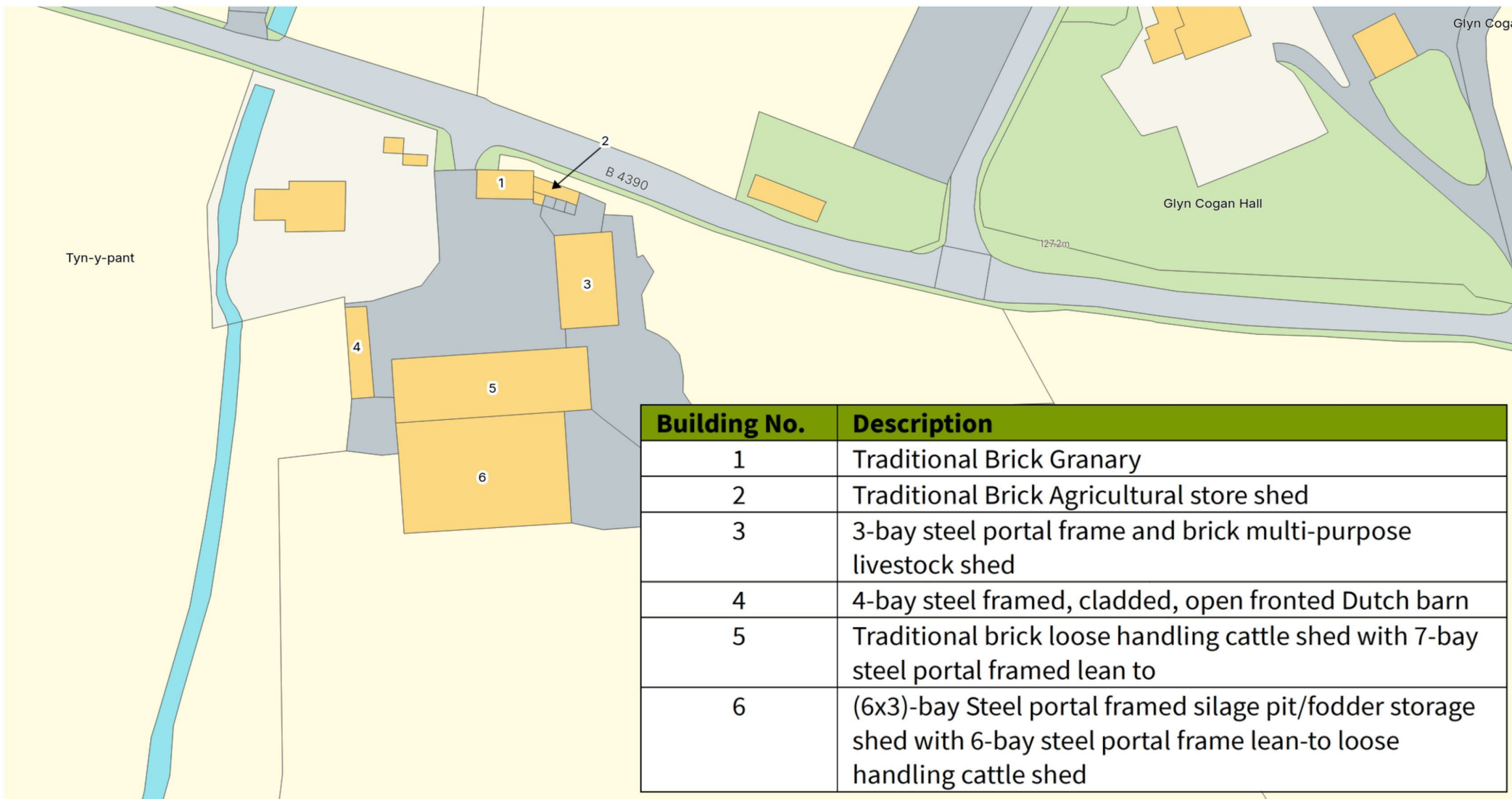


FARM BUILDINGS

Tyn Y Pant benefits from a range of farm buildings, both modern and traditional. Situated on a concrete and hardstanding yard, the buildings are arranged in a practical layout to support the successful livestock enterprise that has operated there for several years. Some of the buildings offer scope for conversion to residential dwellings or offices (subject to the necessary consents), highlighting excellent diversification potential and adding real value to the property. The schedule within the particulars outlines the building sizes and current uses.



Tyn Y Pant Buildings



LAND

The land comprises an impressive and diverse holding extending in total to approximately 188.85 acres, situated in convenient and accessible locations near Tyn Y Pant, Manafon-Gaenog.

LAND AT TYN Y PANT

The land at Tyn Y Pant is situated to the rear of the farmstead, close to the River Rhiw. It is divided into five enclosures across three separate blocks and extends to approximately 44.87 acres. Currently laid to grass, this Grade 3a land is highly productive and well suited to a range of agricultural uses. Fields 4291 and 5888 benefit from a natural water supply. Furthermore, all fields have good roadside access, making them a valuable asset to any new or existing farming business.

LAND AT MANAFON-GAENOG

Opposite Tyn-Y-Pant is the land at Manafon-Gaenog an impressive 108.95 acre holding, offering a diverse range of land types, including approximately 43 acres of mixed woodland, 20 acres of hill grazing, and 29 acres of grassland. The holding benefits from its diversity, providing agricultural, recreational, and investment opportunities for prospective purchasers. Access is granted from the B4390 onto field 6115, whilst the remaining land is accessible via a hardcore track installed a few years ago (see plan). A natural water source is located at the upper section of Manafon-Gaenog. The water supply to the lower land is currently unconfirmed, offering potential purchasers the opportunity to explore private or mains connections.



LAND TO THE NORTHWEST OF TYN Y PANT

Adjacent to the land at Manafon-Gaenog is an attractive parcel of 9.08 acres of productive grassland with immediate roadside access, offering versatile opportunities for existing agricultural businesses and lifestyle buyers. The land is contained within a single ring-fenced enclosure and is bordered by mature hedgerows. Its manageable size and accessibility make it a valuable asset for those looking to expand an existing holding or acquire a smaller, easily maintained parcel of land.

24.66 ACRES OF LAND LOCATED BELOW LOWER GLYN

Approximately 24.66 acres of good-quality grassland, divided into three well-fenced enclosures. The land benefits from immediate roadside access onto the B4390 via fields 2009 and 0720, ensuring excellent accessibility and ease of management. A natural water supply runs through field 2227, further enhancing the practicality and appeal of the land. With strong boundaries, convenient access, and valuable natural features, this is a particularly attractive and productive block of land.

BASIC PAYMENT

Basic Payment Entitlements are registered across all of the land and upon satisfactory completion of the sale of the farm, subject to RPW regulations at the time of completion, the agents will use their best endeavours to transfer these at the earliest opportunity.



LAND SCHEDULE

FIELD NUMBER	SIZE ha	SIZE ac	Land Type
9187	6.07	15.00	Grassland
2093	5.35	13.22	Grassland
4291	3.77	9.32	Grassland
5888	2.77	6.84	Grassland
6097	0.20	0.49	Grassland
5497	0.52	1.28	Farmstead
6115	11.84	29.26	Grassland
5953	8.18	20.21	Woodland
4886	24.07	59.48	Grassland, Woodland, Scrub
3719	3.67	9.08	Grassland
2009	2.12	5.24	Grassland
0720	5.75	14.21	Grassland
2227	2.11	5.21	Grassland
Total	76.42	188.85	

TENURE

The property is offered for sale with freehold tenure and vacant possession will be given on completion. The property is registered with HM Land Registry under the following title: CYM360765.

METHOD OF SALE

The land is offered for sale as a whole in one lot for £1,800,000. The Vendor does not undertake to accept the highest offer, or indeed any offer. Furthermore, escalating bids or offers made by reference to other bids will not be accepted. The Vendors and their agents reserve the right to withdraw or divide the property and vary the sale method if required.

Interested parties are invited to submit their tenders in writing together with proof of funds to: Halls Holdings, 14 Broad Street, Welshpool, SY21 7SD or via email to: jamese@halls.gb.com by 12.00pm on Monday 15th June 2026.

SERVICES

Tyn Y Pant Farmhouse and Buildings are connected to mains electricity and water. Foul drainage for Tyn Y Pant Farmhouse is connected to a private drainage system. These services have not been tested. To our best knowledge, the remaining land at Tyn Y Pant have no services connected to them.

LOCAL AUTHORITY

Powys County Council (Montgomeryshire), Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Tel: 01597 827460

DIRECTIONS

The postcode for the property is SY21 8BJ.

Tyn Y Pant:

What 3 Words ///goggles.feuds.pocketed

Land at Manafon-Gaenog:

What 3 Words ///lawn.rob.es.pounds

Land to the Northwest of Tyn Y Pant:

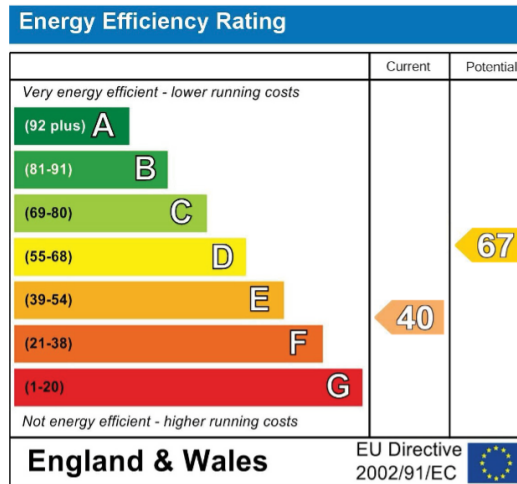
What 3 Words ///underline.price.agency

Land Below Lower Glyn:

What 3 Words ///steepest.rattled.treating

EPC RATING

This property's energy rating is F.



ANTI-MONEY LAUNDERING CHECKS

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.

VIEWING

Viewings are strictly by appointment only with the selling agents:

AGENT

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Email: welshpool@halls.gb.com

James Evans - 07581 552 438

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 are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the 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 enquiries to ensure that our description is likely to match any expectations you may have.

