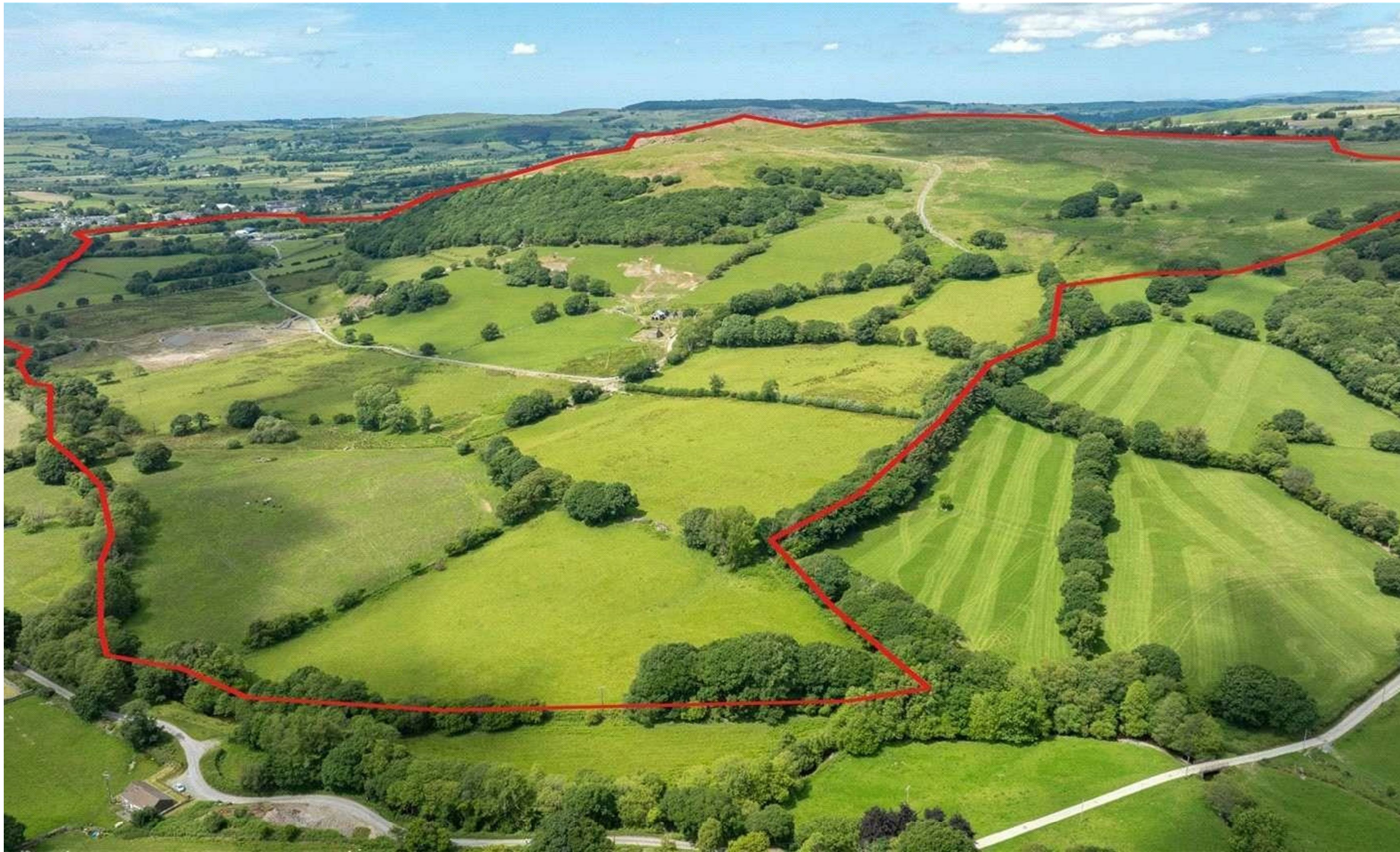




Dolebolion ,
Pontrhydfendigaid Ceredigion SY25 6BJ
Guide price £3,500,000



For Sale by Private Treaty

An exciting and truly unique opportunity to purchase a large livestock farm with an exhilarating leisure/motorsport angle, comprising a two-mile tarmac rally stage/testing track known as

DOLEBOLION
PONTRHYDFENDIGAID
YSTRAD MEURIG
SY25 6BJ

Dolebolion is a traditional 395-acre livestock farm in Pontrhydfendigaid, run by the owner and their family. The farm specialises in beef and sheep production, making full use of the area’s productive grassland. It includes a spacious, energy-efficient farmhouse (EPC Rating B) with three reception rooms, four bedrooms (two en suite), plus an additional bathroom and shower room as highlighted on the attached floorplan.

The farm also boasts a range of modern outbuildings designed for feed, livestock, and machinery, which are set around dedicated hard-standing yards and could be used for various other purposes. Additionally, there is a traditional stone barn with potential for conversion, subject to planning permission.

Away from the main farmstead, there is a ruined house called Bronberllan. The owner has informed us that this property previously had planning permission to be reinstated as a holiday let, with electricity supplied via underground cables from a transformer on the farm. Water and drainage pipes, as well as a cesspit with a soakaway facility, are already in place.

The farm has diversified into a unique business with a two-mile asphalt rally stage called the Bont Dolebolion Rally Stage. This track, which runs up and down the farm hills, is available for hire by specialist car and automotive event organizers. Additionally, there are large hard-standing yards/paddocks for cars, lorries, and testing crews. The venue is also used for testing before the Rali Ceredigion event.

An example is Slip & Grip Automotive. Website link: <https://www.slipandgripautomotive.co.uk/bont-rally-stage/bont-dolebolion-rally-stage/14343/>

Located on the edge of Pontrhydfendigaid, the property enjoys local amenities such as a shop, post office, cafe, public house,

garage, primary school, church, and chapels. The village also features the historic Strata Florida abbey, dating back to 1184, and offers recreational facilities including a leisure court, football pitch, village hall, playground, and the Pavilion Bont venue.

A secondary school and a selection of local shops can be found in Tregaron, just six miles away. For a wider range of services, Aberystwyth, a historic market and university town located 13 miles to the west offers a wide range of national retailers, the National Library of Wales, and Bronglais Hospital.

Situated in Ceredigion, the farm sits between the Cambrian Mountains and Cardigan Bay, offering easy access to a wide range of outdoor activities, including walking, cycling, and exploring the surrounding countryside and coastline. With a local economy rooted in agriculture and tourism, the property presents a valuable opportunity for new owners to build on its existing strengths or explore new ventures.

TENURE
Freehold

SERVICES
Mains electricity. Private water supply. Private drainage (septic tank). Air source central heating. Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

COUNCIL TAX
Band D

VIEWING
Strictly by appointment with the joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 or sales@aledellis.com or through our joint selling agents Savills; Ref Daniel Rees 07968 550419 or drees@savills.com

MONEY LAUNDERING REGULATIONS
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer’s circumstances. For an

estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Dolebolion provides for the following accommodation. Photographs taken summer 2025. Historic rally stage/testing photographs are courtesy of 'Slip & Grip Automotive' and are taken in previous years.

FARMHOUSE ACCOMODATION



The accommodation is highlighted on the attached floor plan and video.

GROUND FLOOR

Front entrance porch and a rear hallway entrance. Two reception rooms, pantry, kitchen diner, separate dining room, utility and shower room.



FIRST FLOOR

Two bedrooms with their own en-suite bathrooms and built-in wardrobes, along with two additional bedrooms and a family bathroom conveniently located off the landing.

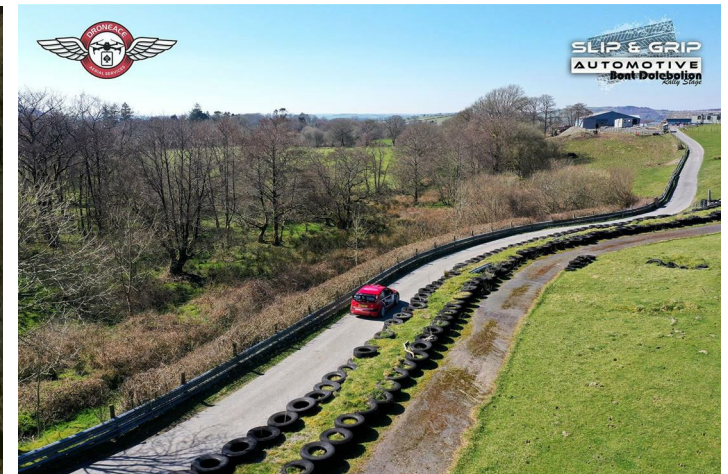




CARAVAN

There is also a 36' x 12' live in caravan two bedroom, two bathroom, kitchen/living, which is connected to main services.

EXTERNALLY



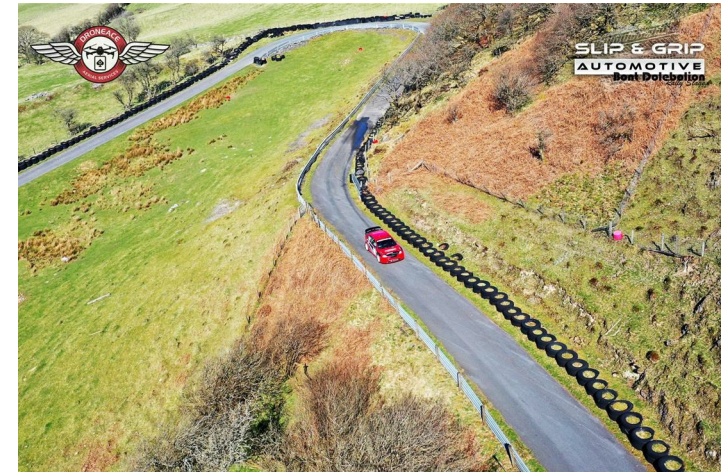
RALLY STAGE/TESTING TRACK

The property is accessed via a private tarmac drive that runs from the village. This drive also leads to a dedicated tarmac service area, which is equipped for car servicing and doubles as a helicopter landing pad.

The track is hired out on request to various specialist cars and automotive event organisers including 'Slip & Grip Automotive' that hold a number of rally testing, private hire events, car club events, vehicle, product testing (e.g. tyres), media days for marketing.

The property includes a two-mile-plus rally track with full planning permission and authorization from motorsport governing bodies. The track features loops, split roads, and safety features like Armco barriers and tyres. One mile of the track is 12 feet wide to comply with Hill Climb Event specifications. A viewing bridge with safe access allows spectators to cross the track and provides an advertising platform.

This track has hosted numerous events, including timed car testing and a World Championship skateboarding event filmed for Sky Sports. It has also been used by nine European competitors for testing before the Ceredigion Rali.







Sheep Handling Facilities

The site includes a dedicated sheep handling system with a 17' fibre cement dipping bath and draining pen. Attached to the main shed (42' x 80') is a purpose-built sheep shearing area, complete with seven shearing stands, collection pens, and wool storage.

Shed Four

31' x 32' (9.45m x 9.75m)

Used for fuel and general storage.



FARM OUTBUILDINGS

The farm benefits from a traditional farmyard layout, featuring an excellent range of modern agricultural buildings. These facilities are purpose-built for feeding livestock, storing machinery, and general farm operations.

Building One

80' x 70' (24.38m x 21.34m)

Located adjacent to the farmhouse, this building includes a drive-through workshop equipped with a 23' inspection pit, suitable for servicing vehicles up to HGV size. It also houses a stone barn, currently used for storage but offering potential for conversion (STP). Additionally, the shed contains cattle feeding and handling area, a heavy-duty gantry for unloading cattle containers, and three stables.

Building Two

75' x 110' (22.86m x 33.53m)

This versatile shed includes a 75' x 42' livestock feeding area, a 75' x 25' silage pit constructed from shuttered concrete with a ramp at one end, and a 75' x 43' implement storage section.

Building Three

125' x 60' (38.10m x 18.29m)

Primarily used for feeding lambs, this building features generous headroom, allowing bulk lorries to directly fill the feed bins.





THE LAND

Dolebolion is a traditional livestock farm extending to about 395 acres. The farm has been run by the owner's family as a successful beef and sheep farm utilising the productive grassland. The lowland fields near the River Teifi are used for silage and hay making while the upland fields are used for grazing. The fields are fenced and accessible to modern farm machinery. There are pockets of mature woodland in the centre of the farm providing shelter for livestock and interesting habitats etc.





FISHING

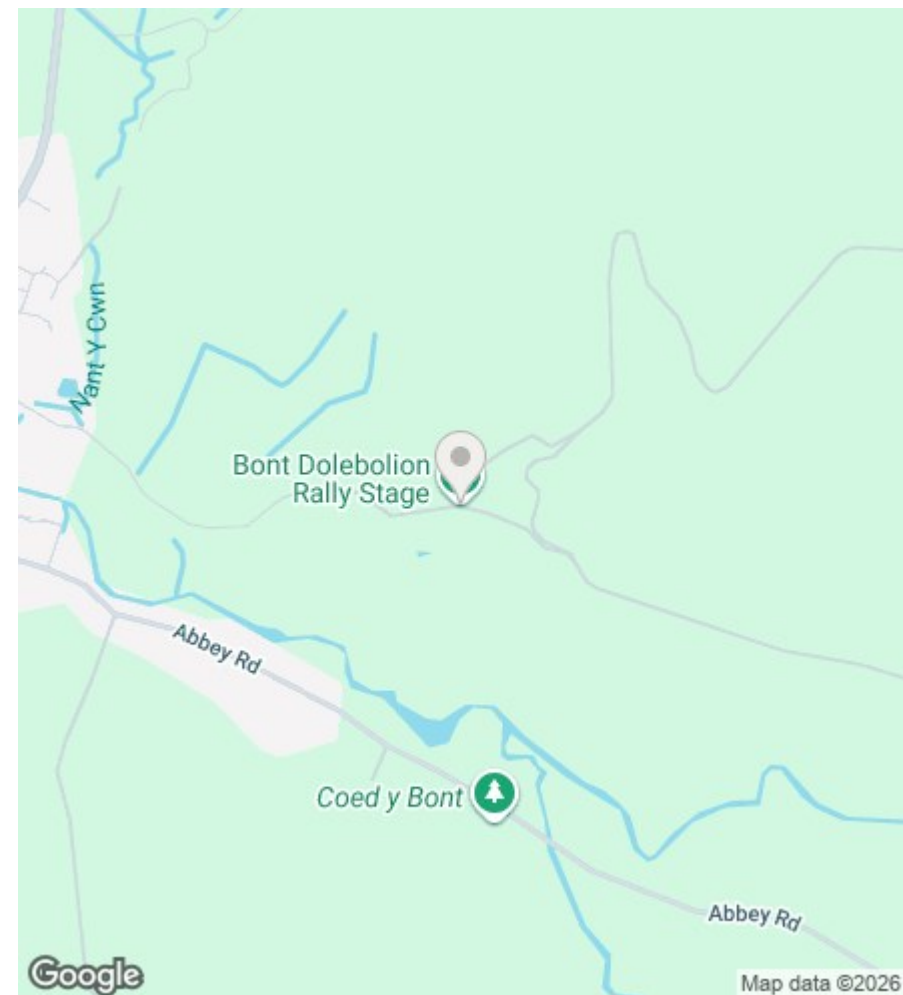
The renowned River Teifi flows from the village to Strata Florida, running along the south of the farm. To the north, a stream provides year-round water for livestock before joining the Teifi in the village.





The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Dolebolion, Pontrhydfendigaid, Ystrad Meurig



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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