

# CATTLE B&B HOUSING | BRONANT

## TREFEGLWYS | CAERSWS | POWYS | SY17 5QX

A serviced Cattle Housing Opportunity for Approximately 150 Head







**OFFERS INVITED BY TENDER**

# KEY FEATURES & DETAILS

- **c. 150 head**
- **Heifers or steers. Beef or dairy**
- **Fully serviced**
- **Daily labour and silage included**
- **£/head/week**
- **Tenders invited. Payable monthly in arrears**
- **Available from early December 2026**

## GENERAL REMARKS

Following a restructuring of the existing farming business and a move away from dairy production, Halls is pleased to offer the opportunity for a third party to house cattle at Bronant, Trefeglwys, on a bed and breakfast basis.
The facilities are suitable for either beef or dairy cattle and comprise two modern livestock buildings together with a loose yard, providing accommodation for approximately 150 head. Daily labour for routine stock care and silage are included within the arrangement, offering a fully serviced solution for the incoming party.

## SITUATION

Bronant is situated in the Trannon valley approximately 2.5 miles north-east of the village of Trefeglwys, within easy reach of Caersws (4 miles), Llanidloes (5 miles) and Newtown (12 miles).

## FACILITIES & PROVISION

Accommodation: Approximately 150 head in two modern buildings and a loose yard.
Stock: Heifers or steers only, beef or dairy. No bulls.
Labour: Daily labour for routine stock care and management included.
Forage: 2026 silage provided on an ad lib basis.
Straw: To be provided by the cattle owner,
Concentrates: To be supplied by the cattle owner. or may be purchased by the keeper and separately invoiced to the owner in addition to the £/Head basis.
Handling: Facilities for TB testing, worming and vaccinations.
Availability: From early December 2026.

## BUILDINGS

The buildings are delineated in red on the enclosed plan:
Building 1 - 185 sq m
Building 2 - 227 sq m
Building 3 - 225 sq m
Building 4 - 185 sq m
Building 5 - 427 sq m

## TENDER & PAYMENT TERMS

Basis of tender: Tenders are invited on a £ per head per week basis, with applicants invited to submit their proposed weekly rate for either beef or dairy cattle.
Payment: The B&B charge will be payable monthly in arrears, calculated on an agreed minimum headage determined following consideration of each individual proposal. Payment will be due at the end of each calendar month.
Additional labour: Routine daily labour is included. Any additional labour, including assistance with TB testing, moving cattle for AI or other specialist handling, will be charged separately at an agreed hourly rate.
Final arrangements: Headage, stocking requirements and all other terms will be agreed with the successful applicant. The Owner is not bound to accept the highest or any tender.

## AVAILABILITY

The accommodation will be available from early December 2026. Summer grazing may also be available, subject to the success of the B&B arrangement.

## IMPORTANT NOTICE

The buildings are currently in use. They will be vacated and cleaned prior to occupation by the successful party's animals.

## VIEWINGS & FURTHER INFORMATION

Viewings are strictly by prior appointment through the Agents. For further information or to arrange a viewing, please contact:
Tom Jerman
Mobile: 07948 080906
Email: tjerman@hallsgb.com
Kate Oakes
Mobile: 07439 248914
Email: k.oakes@hallsgb.com

## RURAL PROFESSIONAL SERVICES

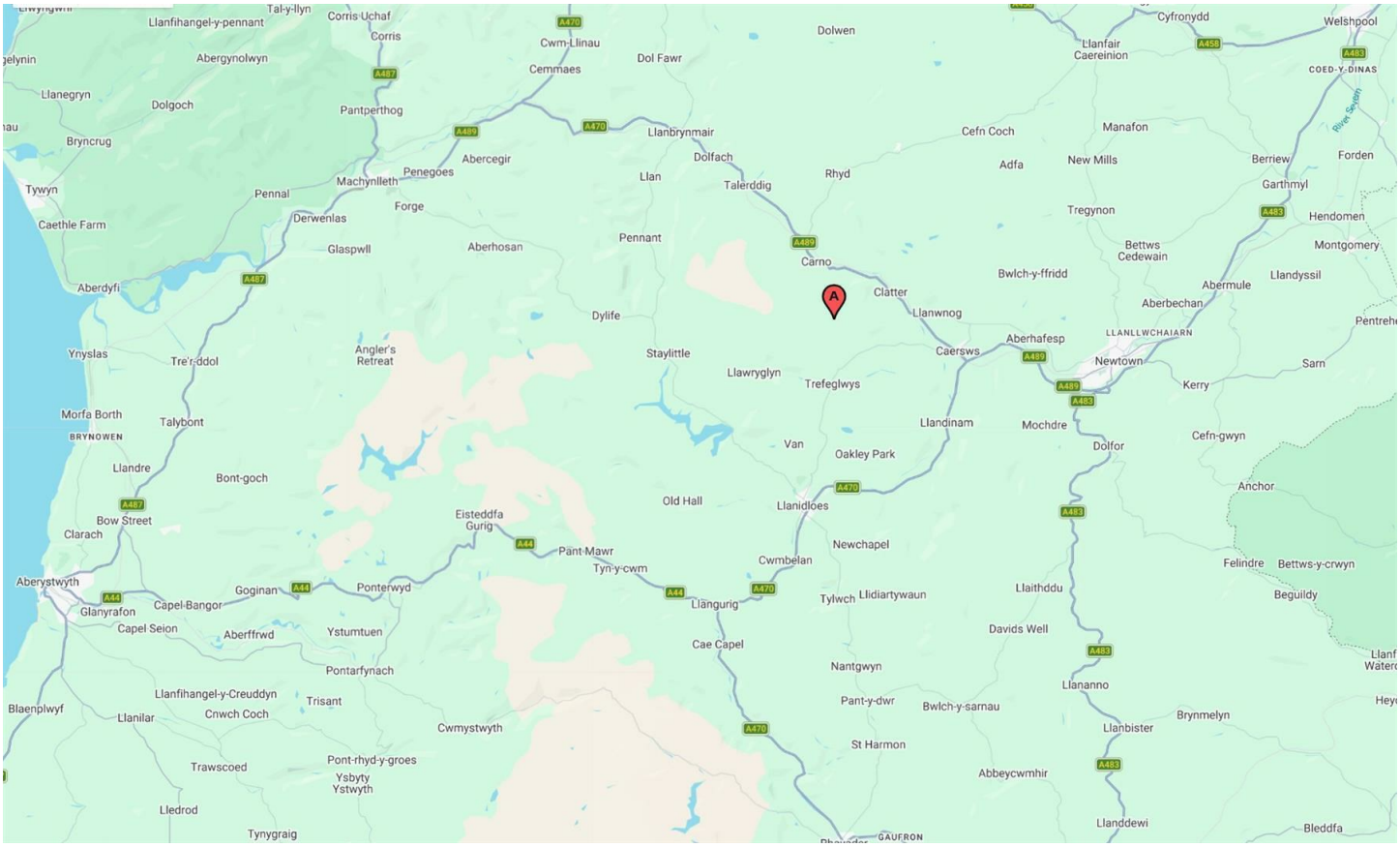
Halls' Rural Professional team provides independent advice on agricultural land, lettings, tenancies, valuations and environmental schemes. For a free, no-obligation appraisal of your land or property, please contact your local Halls office.

## DISCLAIMER

These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract, and no tenancy is created or offered. All descriptions, capacities and photographs are given in good faith but should not be relied upon as statements or representations of fact. Prospective applicants must satisfy themselves by inspection or otherwise as to the accuracy of each statement. Neither Halls Holdings Ltd nor the Owner gives any warranty in relation to the buildings or facilities.


Bron-y-Nant
184.31 m²
1
226.67 m²
2
225.40 m²
3
183.94 m²
4
426.93 m²
5






**Thinking of selling your land or buildings?** We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

**Do you require planning and development advice?** Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

**Do you require finance or funding advice?** We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

**Do you require rural professional advice?** Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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The Property Ombudsman


Halls 1845

**WELSHPOOL LETTINGS**

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www.hallsgb.com



**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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.

# CATTLE B&B HOUSING
## BRONANT, TREFEGLWYS, POWYS
## OFFERS INVITED BY TENDER

**Accommodation:** Approximately 150 head of cattle in modern livestock buildings and a loose yard at Bronant, Trefeglwys, Caersws, Powys SY17 5QX. Fully serviced, with daily labour and 2026 silage included.

**Availability:** From early December 2026.

**Tender deadline:** 12 noon on Friday 11th December 2026.

## 1. APPLICANT DETAILS

**Name of applicant (the "Applicant"):**

.....

**Address:**

.....

.....

**Postcode:** ..... **CPH No:** .....

**Mobile Tel No:** .....

**Email address:** .....

Type of cattle proposed (please tick as applicable). Heifers or steers only – no bulls.

☐ Heifers ☐ Steers ☐ Beef ☐ Dairy

**Maximum number of cattle proposed to be housed at any one time:**

.....

**Breed(s) of cattle (for crossbreds, please state the predominant breeds):**

.....

**Proposed date of entry and anticipated length of stay:**

.....

**TB testing interval of your holding and date of last clear test:**

.....

## 2. B&B TENDER

Tenders are invited on a £ per head per week basis. Please state your proposed weekly rate for beef and/or dairy cattle.

| Cattle type | No. of head | Rate (£ per head per week) | Weekly total (£) |
|---|---|---|---|
| **Beef cattle** | | | |
| **Dairy cattle** | | | |
| **Total tender (per week)** | | | |

*Weekly total for each line = number of head × rate per head per week.*

**Payment:** The B&B charge is payable monthly in arrears, calculated on an agreed minimum headage, and is due at the end of each calendar month.

## 3. CONDITIONS OF TENDER

The owner of Bronant is referred to as the "Owner" throughout these conditions. In submitting this tender, the Applicant agrees to the following conditions:

1. **Availability:** The accommodation will be available from early December 2026. The buildings are currently in use and will be vacated and cleaned before the Applicant's cattle arrive.
2. **Rent and payment:** The B&B charge is calculated on a £ per head per week basis and is payable monthly in arrears, at the end of each calendar month, on an agreed minimum headage.
3. **Stock:** Heifers or steers only, beef or dairy. No bulls.
4. **Labour:** Daily labour for routine stock care and management is included. Any additional labour, including assistance with TB testing, moving cattle for AI or other specialist handling, will be charged separately at an agreed hourly rate.
5. **Forage:** 2026 silage is provided on an ad lib basis.
6. **Straw:** Straw is either to be provided by the Applicant, or can be purchased by the keeper and invoiced separately to the Applicant, in addition to the £ per head rate.
7. **Concentrates:** Concentrates are to be provided by the Applicant.
8. **Handling:** Facilities are available for TB testing, worming and vaccinations.

9. **Cattle movements:** Notify the Owner, or the agents, of all movements of cattle onto or off the holding in advance, and ensure all movements are reported as required.
10. **Veterinary and fallen stock:** All veterinary, medicine and fallen stock costs for the Applicant's cattle are the responsibility of the Applicant.
11. **Summer grazing:** Summer grazing may also be available, subject to the success of the B&B arrangement.
12. **Inspection:** The Applicant must satisfy themselves as to the buildings, facilities and arrangements before tendering. Viewings are strictly by prior appointment through the agents.
13. **Acceptance of tenders:** The Owner is not bound to accept the highest or any tender. Headage, stocking requirements and all other terms will be agreed with the successful Applicant, who will be required to sign a B&B agreement on these terms before any cattle arrive.

## 4. DECLARATION & ACCEPTANCE

I/We confirm that I/we have read and understood the particulars and the conditions of tender above, and submit this tender on that basis. I/We confirm that the information in this form is accurate to the best of my/our knowledge.

Signature: .....

Full name of signatory: .....

On behalf of (trading name, if applicable): .....

Date: ..... / ..... / 2026

**SUBMISSION**

**Please return the completed tender form by email by 12 noon on Friday 11th December 2026 to:**

Kate Oakes | k.oakes@hallsgb.com 07439 248914
Tom Jerman | tjerman@hallsgb.com 07948 080906

**Closing Date: 12 noon on Friday 11th December 2026**