



**HAFOD HIR ISAF**  
**Bethania, Llanon, Ceredigion, SY23 5NR**





# HAFOD HIR ISAF

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Offers in Region of £1,400,000



**A ring-fenced livestock farm with the infrastructure to compliment a viable farm unit.**

- Approximately 184.6 acres in total
- Ring-fenced block of land offered as a whole
- Productive silage and grazing land alongside marginal habitat land.
- Extensive modern and traditional farm buildings
- Five-bedroom 2,293 ft<sup>2</sup> farmhouse
- Conservation and environmental scheme opportunities

**FOR SALE BY PRIVATE TREATY**

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. Photos taken October 2023. JN/B715



### **Hafod Hir Isaf**

Hafod Hir Isaf provides a rare opportunity to purchase a former dairy farm set within its ring-fenced boundary located in the agricultural heart of West Wales. Extending to approximately 184.6 acres in total, the land provides a mix of productive grassland and environmentally enhanced land suitable for future scheme applications, including woodland and ponds. The traditional courtyard farm yard, accessed via a tree-lined entrance driveway, is 11,000ft<sup>2</sup> providing extensive hardstanding for bales, implements and parked machinery.

### **House**

The house is a true asset to the farm, offering spacious and well-designed living accommodation. A particular feature is the large farmhouse-style kitchen with a Rayburn stove. The house also includes a separate farm office and utility room accessed through a secondary door, distinct from the main living areas.

On the ground floor, you will find the kitchen and three reception rooms, one of which can be used as a ground-floor bedroom. The formal entrance hallway, accessed from the front door, boasts an original pine staircase leading to a spacious landing. This landing connects to the en-suite master bedroom, four additional double bedrooms and a family bathroom.

The house is heated by an oil-fired central heating system and UPVC and aluminium-framed double-glazed windows throughout.

### **The Land**

The holding extends to a total of 184.6 acres in total. The parcels to the southern and western parts of the farm provide productive silage and grazing land. These fields are flat and well traversable with far reaching views per the elevated position. There are some small areas of woodland and shelter belts providing useful cover. The lower land is grazeable in dryer months and improvable for more commercial operations. Alternatively, these areas might lend well to future conservation measures, tree planting or compliance with eligibility criteria for future support schemes, subject to the necessary consents. The fields have access to either a private water network or multiple natural water sources.

The land is serviced by a network of stone tracks which provide good vehicular access from the farmyard to many of the fields. The land is subject to a single Public Footpath (34/32) which commences from the entrance drive, avoiding the farmstead, leading north east along the track.



## Services

Mains electricity is connected to the property. The farm benefits from a private water supply from borehole which serves the land, buildings and farm office section of the farmhouse. A mains water supply feeds is connected to the living part of the farmhouse. Foul drainage is provided by a septic tank.

## Location

The farm is situated between the University towns of Aberystwyth (16 miles) and Lampeter (11 miles) and 9 miles East of the popular coastal tourism town of Aberaeron. From Lampeter, travel North West on the A482. Continue through Pont Creyddyn and take the next right onto the B4337, signposted Llanrhystud. Continue along this road for approximately four miles before taking the right turn at the cross roads, signposted Cycle Centre (left) and Bwlch-llan. After 300 meters take the left in the road, continue for a mile and the property is located on the left, past a fencing supplier and down a treelined private driveway. What3words://wheels.responded.mashing

## Tenure and Possession

The property is offered for sale freehold with vacant possession upon completion.

## Sporting, Timber and Mineral Rights

Insofar as they are owned, these are included in the sale.

## Local Authority

Ceredigion County Council. Council Tax Band: G

## Rural Payments Wales

The land has been registered on the Rural Land Register and the land parcels will be transferred to a new owner on completion. 2026 BPS payment reserved to Vendor.


## Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of; all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

## Viewings

Viewing is strictly by prior appointment with the sole selling agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



### **Traditional Farm Buildings**

The traditional farm buildings encompass the farmyard, offering characterful additional livestock housing, store facilities and future redevelopment opportunities.

1. A two-storey former cottage (30'x 20')
2. Adjoining former cattle shed (70' by 20')
3. Traditional pig housing and additional covered storage space

### **Modern Buildings**

Accessed from the yard is a linear range of modern portal range buildings.

4. Steel portal range workshop (90' by 50') with workshop and machinery store
5. Open portal cubicle shed (22' by 55')
6. Steel portal frame cattle loose housing (90' by 40')
7. Cattle cubicle range (90' by 55') with 90 cubicles
8. Former dairy with six-unit abreast parlour, tank room with box profile sheet roof
9. Concrete block shed with lean-to divide and double access (37' by 37')
10. Concrete block workshop/garage (45' by 20')



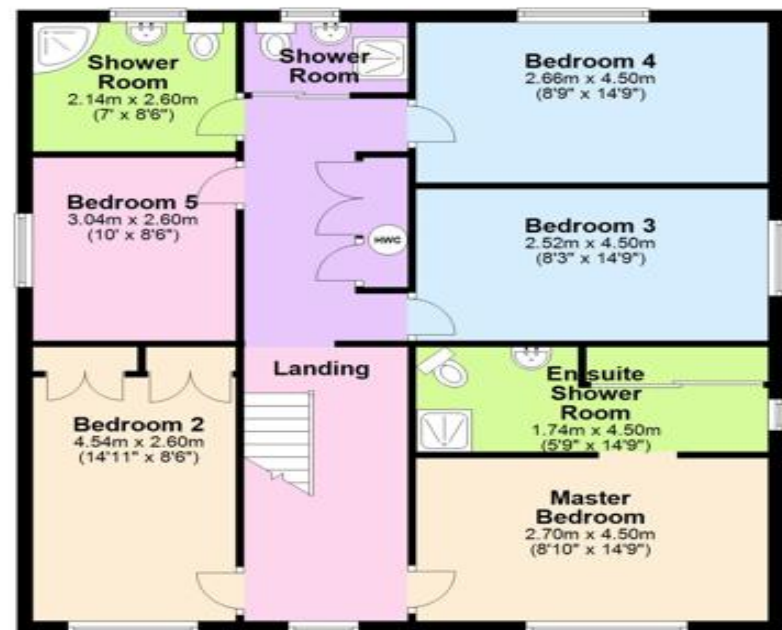
### Ground Floor

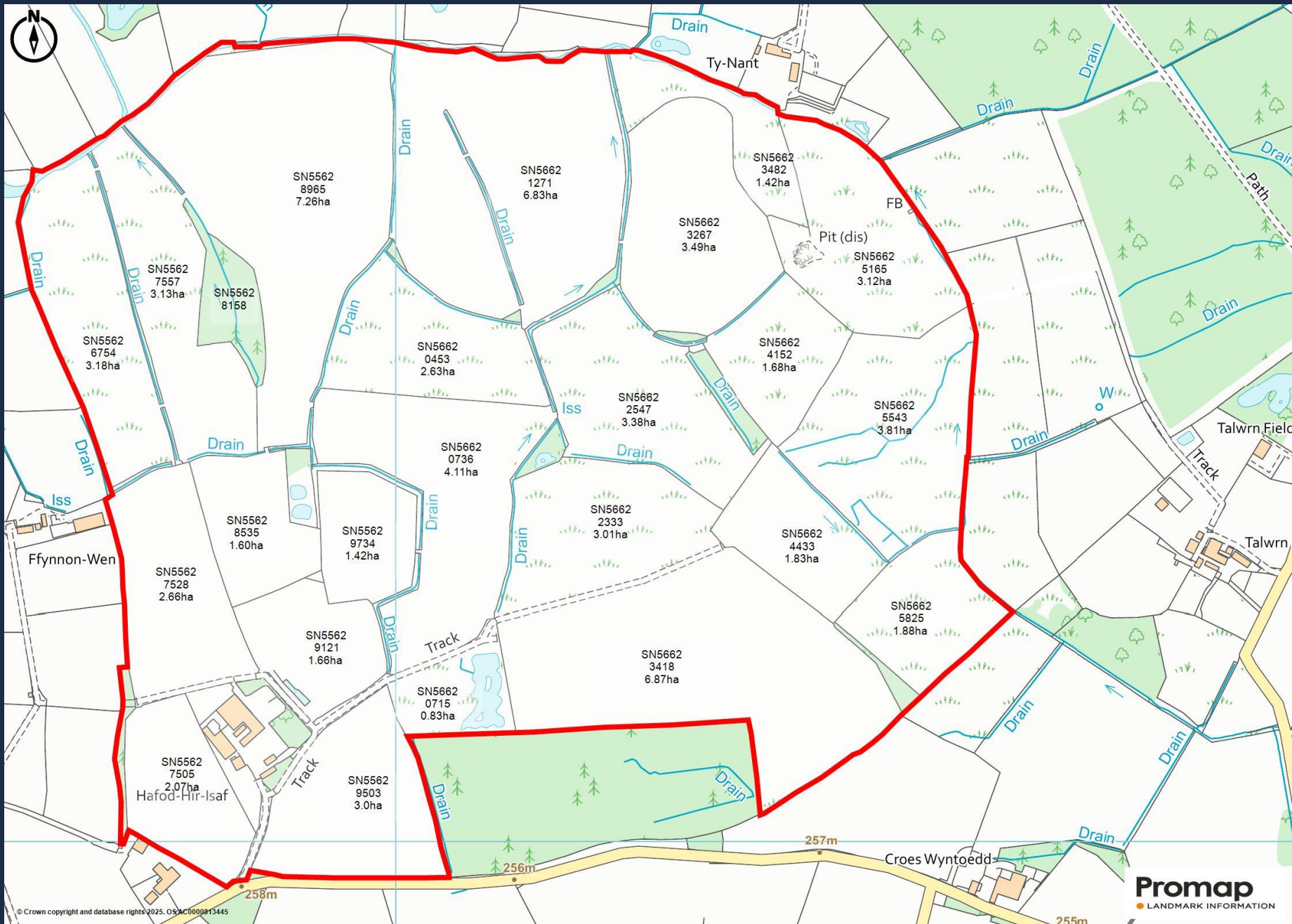
Approx. 119.9 sq. metres (1290.4 sq. feet)



### First Floor

Approx. 93.2 sq. metres (1002.8 sq. feet)





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