

GUIDE PRICE
**£675,000 /
£825,000**

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
4th November 2020

BY ORDER OF
The Executors



Ty-Gwyn Farm, A483 Beulah Road, Llanwrtyd Wells, LD5 4SB

Freehold 214 acre hillside farm – lifestyle opportunity

Bid1.

Property Summary

- Freehold 214 acres
- Mid Wales farm and woodland
- Original stone buildings
- Potential for occupation or improvement
- Life style change opportunity

Location

Llanwrtyd Wells lies on the A483 in mid Wales upon the eastern edge of the Cambrian Mountains, some 65 miles north of the M4 and Cardiff and approx. 11 miles equidistant between Llandoverly to the south and Builth Wells to the north. The town which lies on the banks of the River Irfon has a population of some 850 and offers a range of local amenities including a petrol station, shops, primary school and pubs. and is a centre for local outdoor tourism activities. The town is the smallest in the United Kingdom and benefits from being on the Shrewsbury – Swansea Heart of Wales Rail Line so offering connections into the national main line rail network. As well as agriculture other employers include a well known hi tec electronics company. The property lies a mile to the north of the town with access off and long frontage to the A483 Beulah Road.

Description

The property comprises a traditional hillside farm benefiting from a long frontage to and with direct access off the A483 via an unmade up hardcore access track which ascends the hillside through the pastures, ending at the foot of a steep wooded ridge. Set along the foot of this ridge are a cluster of buildings including a disused high stone barn and stable block alongside which there is a stone farm house, all enjoying far reaching views out across the Irfon Valley below. Set at a slightly lower level is a steel framed stock shed. The property is private without being remote and isolated. The hillside fronting the A483 extends to approx. 168 acres of open grazing land split into a network of smaller and generally interconnecting fields. To the south the property comprises an area of dense and lightly managed woodland, extending to approx. 46 acres which forms the southern boundary of the property. This land is directly accessible for woodland management, also offering tourism possibilities.

Accommodation

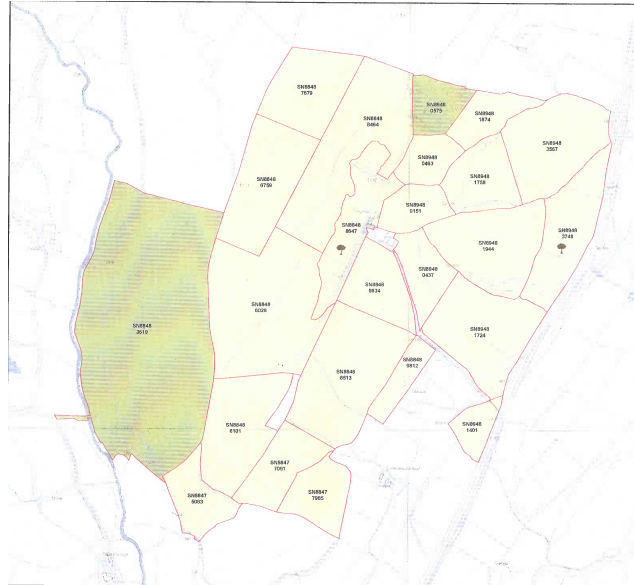
The property comprises approx 214 acres of which 46 acres comprises a block of lightly managed woodland.
Stone house in an un-occupiable condition
Traditional stone cart barn
Stone stable block
Modern steel framed livestock shed

Tenancy

The grazing element of the farm including the live stock shed is currently let on a Farm Business Tenancy and notice to determine has been given. The traditional buildings and woodland are excluded.

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Planning

Subject to discussions with the Planning Authority the property may offer potential for refurbishment of the buildings for self occupation or leisure associated accommodation.
<https://en.powys.gov.uk/article/1866/Planning-and-Building-Control>

VAT

VAT is not payable

Note

The property may suit farming or life style smallholding opportunity, however its location and extensive outlook over the valley may also offer potential for diversification. The surrounding area supports a busy outdoor tourist industry with walking, climbing, cycling and horse riding on the many former drovers trails in the hills and the property may offer potential as a base for activities including camping, caravans woodland based accommodation and horse riding holidays. The elevated part of the property may suggest potential for a green energy project.

Tenure

Freehold



Contact BidX1

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