

# TOWY VALLEY FARM

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**RHANDIRMWYN • LLANDOVERY • CARMARTHENSIRE**







# TOWY VALLEY FARM,

## RHANDIRMWYN • CARMARTHENSHIRE • SA20 0PG

Llandovery 10 miles • Carmarthen 35 miles • Cardiff 60 miles

(Distances approximate)

*An extensive upland farm with significant investment and income opportunities*

A detached farmhouse offering four bedroom accommodation, extensive range of traditional and modern farm buildings, lease option for 2MW hydroelectricity scheme, Glastir stewardship, BPS entitlements included.

Level Valley pasture and forage land, grazed hill land, hill land, and mature woodland

**In all about 1,784.20 acres (722.04 hectares)**

*For a full ariel video please visit [www.knightfrank.co.uk/farms](http://www.knightfrank.co.uk/farms) or contact agent.*

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CHARTERED SURVEYORS AUCTIONEERS & VALUERS

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Your attention is drawn to the Important Notice on the last page of the brochure.





## Carmarthenshire

- Upper Towy Valley is situated at the southern foot of the Cambrian Mountain range in North Carmarthenshire. The area offers spectacular scenery and a traceable history going back thousands of years.
- The property has been in the current family for seven generations and this is the first time it has come to the open market with vacant possession.
- It is a substantial upland farm situated in a unique location

that comprises a mix of lowland pastures, upland slopes and open mountain grazing.

- The extensive ring fenced parcel of farmland and mountain land is supported by a traditional stone farmhouse situated in the centre of the holding.
- An extensive range of traditional stone buildings and modern portal frame barns.

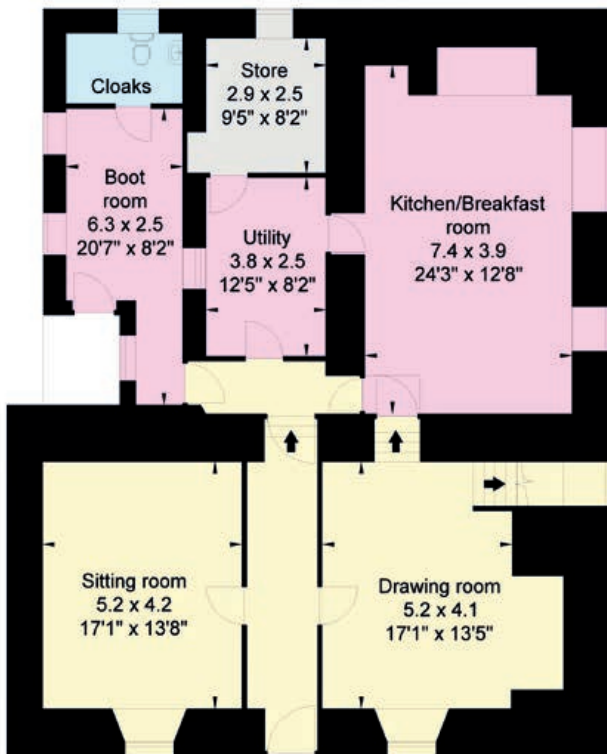
## Situation

- The farm is 3 miles from the local village of Rhandirmwyn which offers local facilities including an excellent pub.
- The market town of Llandovery is 10 miles to the south and offers comprehensive amenities including state and private schools, supermarkets, independent shops, mainline rail and road connections.
- Train links to Cardiff Central 2 hours 35 minutes, London Paddington 4 hours 50 minutes.

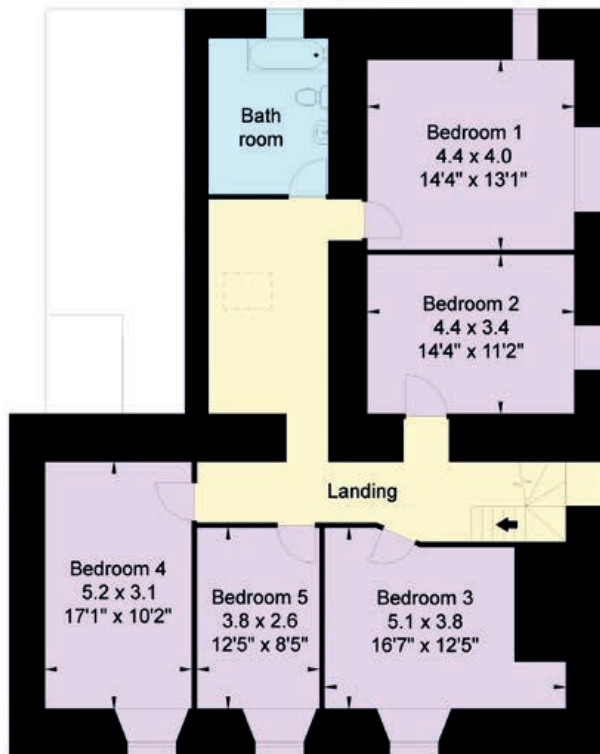


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**  
2,918 sq ft / 271 sq m



**Ground Floor**



**First Floor**

## The Farmhouse

- A substantial traditional stone construction under natural slate roof farmhouse situated in a sheltered position. The building retains many of its original features including slate flagged floors and Inglenook fireplaces.
- The house has undergone extensive recent work including being reroofed in natural slate in 2014 and having an extension at the rear.
- All main structural works have been completed which presents an opportunity for a purchaser to mould and finish the house to their own taste and finish.
- The house is situated away from the farm buildings with lawned gardens to the front and easy access to the road.











## Farm buildings

There is a range of well-maintained traditional stone and slate roof buildings together with extensive modern housing for livestock.

The traditional buildings could make excellent alternative uses such as residential accommodation, subject to the necessary planning consents.

### Traditional stone farm buildings

Building	Description	Measurement
1	Stone built slate roof traditional barn	54ft x 21ft
2	Cart house, stone built under slate roof	21ft x 19ft
3	Stone building used as stables with four loose boxes and tack room	37ft x 21ft
4	Lean-to for sheep handling	37ft x 16ft
5	Block door shed	37ft x 12ft
6	Lean-to in front of loose box	
7	Stone and slate former cow shed	

### Modern and portal frame general purpose buildings

Building	Description	Measurement
8	General purpose building of steel portal frame construction	186ft x 30ft
9	Lean-to	136ft x 12ft
10	Sheep building of portal frame construction	136ft x 24ft
11	Steel portal frame barn	60ft x 12ft
12	Atcost concrete frame building with lean-to	48ft x 45ft

### Stabling for former Towy Valley Stud

Building	Description	Measurement
13	Timber frame under sheet roof stables, Harlow branded	180ft x 12ft.
14	Timber frame under sheet roof stables, Harlow branded	20ft x 12ft.









## Land and farming system

Towy Valley is a productive sheep and cattle farm lying in the southern foothills of the Cambrian Mountains. The extensive pasture and grazing provide year round fodder for livestock.

- The land lies in a ring fence in the main with a small area located to the west.
- The farmhouse and buildings lie to the centre of the land.
- The land is classified as Grade 4 and 5 in the Agricultural Land Classification.
- The farm is situated between 190m and 480m above sea level.
- An excellent quiet public road passes the edge of the holding providing good access.
- The mountain land is fenced into two compartments for ease of management.

## Glastir Advanced Agri Environmental Scheme

The whole farm was entered into an environmental management plan in 2012 which runs to 2017, with the option to extend the contract for an additional five years to 2022.

Payments to 2017 are:

2015	£35,075.71
2016	£36,118.71
2017	£12,657.54

These figures may increase where Glastir entry options are added to Glastir advanced commitment upon the expiry of the Glastir entry. There is the opportunity to continue the scheme for another five years.



## Basic Payment Scheme

There is currently 689.18 hectares registered for the Basic Payment Scheme. The amount to be received under this new scheme is yet to be confirmed by the Welsh Government depending on how the payments are apportioned. The projection of income for the Basic Payment Scheme ranges from approximately £63,000 per annum to £94,000 per annum.

More detailed information will be available from the Vendor's agent and all purchasers must take independent advice on the ability to claim under the Basic Payment Scheme.





*Lake Brianne, not included*



## Renewables – Hydroelectricity Scheme

The vendors have made significant investigations and commitment to a 2 MW Hydro scheme.

- Water extracted from the River Towy at the head of the river just below the Brianne Dam.
- Investigations in relation to water abstraction and ecology have been ongoing and discussed with Natural Resource Wales (NRW) since 2011.
- The proposed weir at the abstraction point sits on Towy Valley Farm land, the bed of the river and the western bank. Therefore there are 3 legal interests to secure to implement the scheme.

- The pipe and turbine house are proposed to be located on Towy Valley Farm only.
- Application for the abstraction licence has been made (in the name of G L Jones - Vendor) and approved. (The confirmation on the final amount of water to be abstracted has not been confirmed due to NRW regime changes in relation to Hydro projects in Wales).
- Estimated output is 2MW based on the amount of water requested in the abstraction licence.
- Grid Connection secured and paid for by HED developers.
- Planning application is understood to be prepared by HED

developers and can be submitted following confirmation of legal documentation.

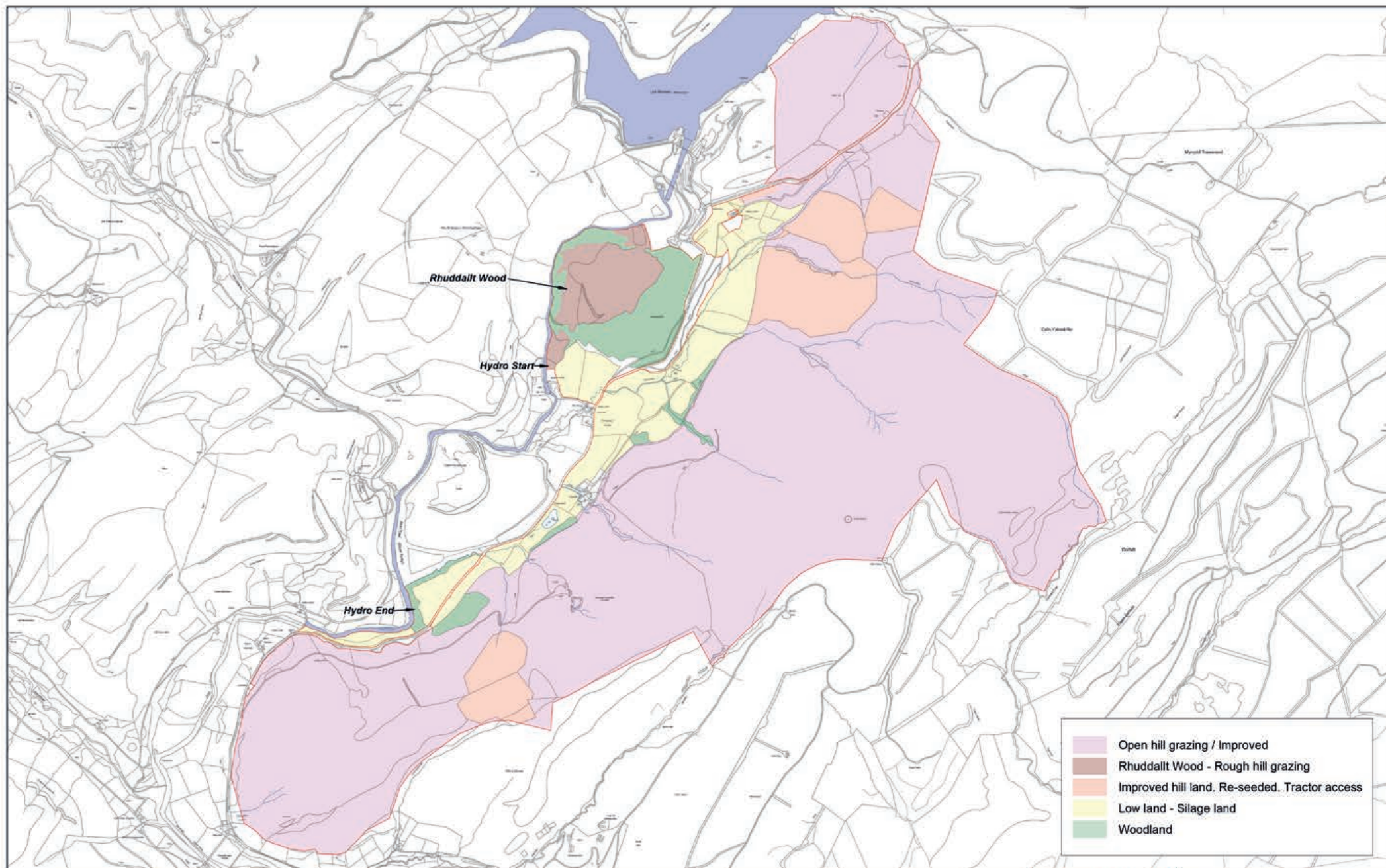
- Lease Term – 40 years
- Current rental arrangement proposed:
  - Years 1 to 10 - the greater of £50,000 per year or 4% of gross revenue.
  - Years 11 to 18 - the greater of £50,000 per year or 6% of gross revenue.
  - Years 19 to 40 - the greater of £50,000 per year or 7% of gross revenue.

Further information is available from the vendors agent.

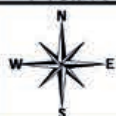








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Title		Towy Valley				

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## GENERAL REMARKS AND STIPULATIONS

### Sporting

- The topography is excellent and there are areas where cover crop could be enhanced and produced to provide game shooting.
- In particular the land is well suited to conservation and shooting.
- The land has a substantial lake as well as access to the River Towy.
- Sporting rights are included in the sale.

### Tenure and Possession

The property is owned freehold with vacant possession including all the hill land.

### Method of Sale

The property is offered for sale as a whole by private treaty.

### Hefted Sheep Flock & Ingoings

Depending on the date of completion there may be a charge for ingoing fodder required. The valuation will be on CAAV costing.

There is a Hefted flock at the holding of 1,500 ewes. They are of pure Welsh mountain breeding. The flock is available to purchase with the holding, subject to an ingoing valuation made in addition to the purchase price of the property.

### Services

The property has the benefit of mains electricity, private water and private drainage.

### Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agents will be responsible to define all the boundaries or

the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or in interpretation of them, the question shall be referred to the Vendor's agents whose decision acting as experts will be final.

### Wayleaves, Easements and Rights of Way

The property is offered for sale subject to and with the benefits of all rights of way, either public or private, all wayleaves, easements and other rights of way whether these are specifically referred to or not.

### Planning

The holding is offered free from any overage or claw back provision.

### Local Authority

Carmarthenshire County Council  
Council offices, Carmarthen  
SA31 1JP  
Tel: 01267 234 567

### Council Tax

Farmhouse - Council Tax Band D, annual charge £1,253.

### Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including fitted carpets, light fittings, free standing domestic and electrical items, machinery and agricultural machinery.

### VAT

Any guide price quoted or discussed are exclusive of VAT. In the event that a sale of a property or part of it or any right

attached to it becomes chargeable for the purpose of VAT, such tax will be payable by the Purchaser.

### Solicitors

Agri Advisors, Henllan  
Carmarthenshire  
SA19 8AX  
Tel: 01558 841 550, for the attention of Nerys Llewellyn-Jones.

### Directions (SA20 0PG)

Approaching from the west (A40), on entry into Llandovery cross the level crossing, turn left onto the A483 (New Road), signposted Builth Wells.

Approaching from Brecon (A40), on entering the town at Llandovery continue travelling through the centre of the town in a westerly direction towards Llandeilo. Before leaving the town, take a right turn just before the level crossing onto the A483 (New Road). When travelling on the A483 take the first left turning onto Cilycwm Road, signposted Rhandirmwyn.

If travelling from the Builth Wells direction on the A483, turn right onto the Cilycwm Road shortly after entering the town of Llandovery.

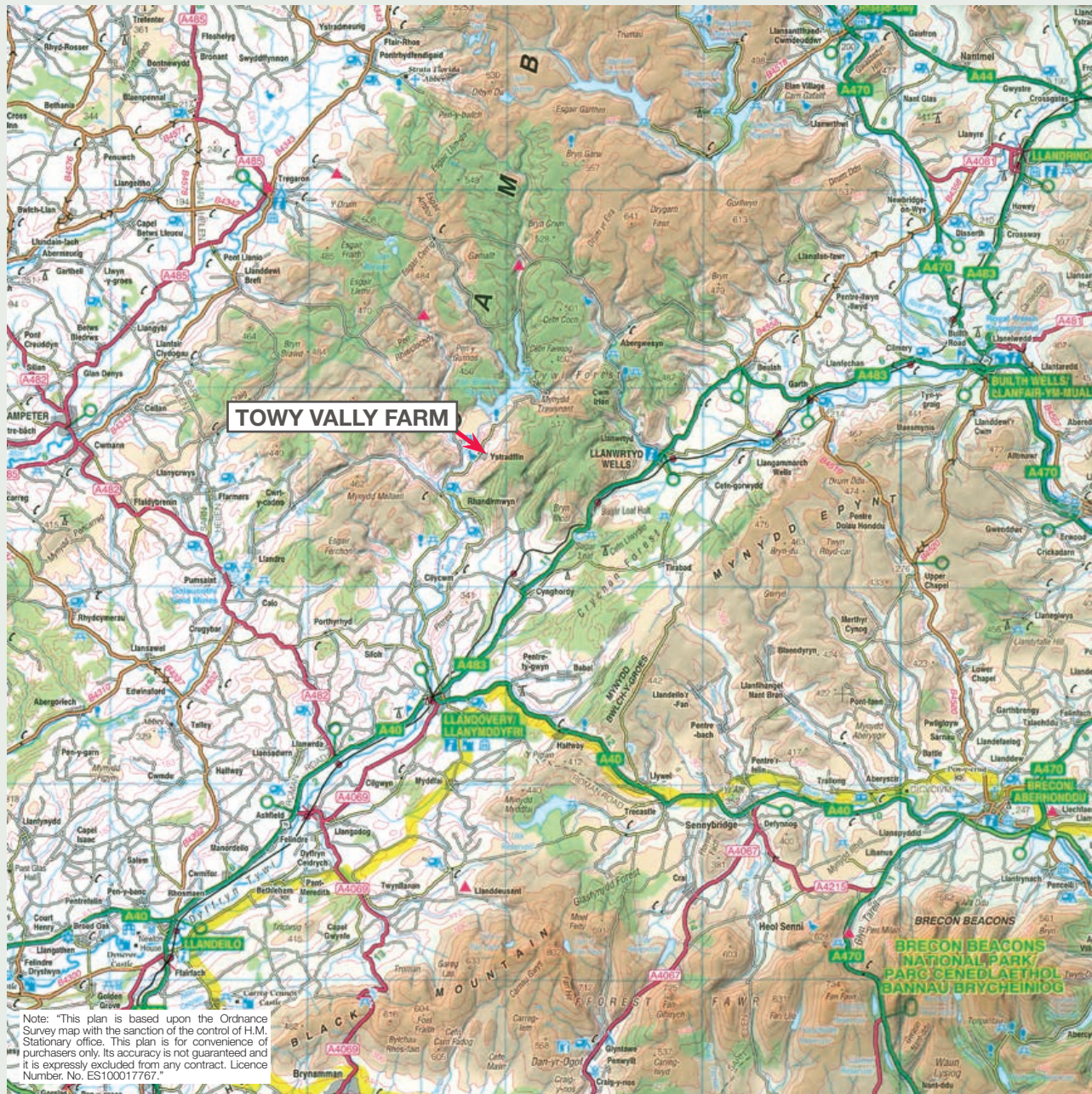
All of the above routes will continue on this road for approximately 10 miles, passing through the village of Rhandirmwyn. Towy Valley or Ystradffin Farm is found approximately 3 miles on the right hand side.

### Viewings

Viewings will be strictly by prior appointment through the Vendor's joint agents.

Please call Knight Frank LLP on 01285 659 771, reference JEP, or Edward H Perkins on 01437 760 730, reference KP.





## Important notice

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