



Alltyffynnon | Bwlch Y Ffridd | Newtown | Powys

BERRYS
PROPERTY | BUSINESS | PLANNING

ALLTYFFYNNON BWLCH Y FFRIDD | NEWTOWN POWYS | SY16 3JF

Newtown 7.5 miles | Welshpool 18 miles | Aberystwyth 43 miles
(all distances are approximate)

An excellent and well equipped stock farm set within the picturesque heart of Mid Wales.

- Secluded yet accessible location with a modernised 3 bed farmhouse situated centrally to the holding
- In all extending to 75.82 hectares (187.32 acres) or thereabouts
- Arable and cropping ground of 15.92 hectares (39.34 acres) with 56.55 hectares (139.75 acres) of grazing and pasture ground
- Extensive range of modern farm buildings
- Traditional Barn

For Sale by Private Treaty

Description

Berrys have been favoured with instruction to market for sale this substantial and well equipped livestock farm extending to 75.82 hectares (187.32 acres) in rural Mid Wales. Alltffynnon comprises a detached three bed farmhouse, impressive traditional stone buildings and an extensive range of modern stock buildings with the land surrounding the farmstead on all sides.

Situation

Alltffynnon is nestled within the Mid Wales countryside but only a short distance north west of Newtown, a 13th Century market town with rich industrial heritage. The town of Welshpool lies some 18 miles north east of Alltffynnon with Aberystwyth only 42 miles west. Newtown offers a large range of local amenities including schools, shops and leisure.



The B4568 runs between Newtown and the main trunk road A470 which provides links north to Machynlleth and Aberystwyth to the west. The railway station at Newtown provides a rail link to the east and west. The road network has been greatly improved with the recent opening of the Newtown bypass.

Farmhouse

The farmhouse is a well presented modernised three bedroom farmhouse with period features, set over two floors and with lawned gardens to the front. Alltffynnon farmhouse is accessed over a private drive directly from the highway and benefits from a quiet rural position close to the farmstead.

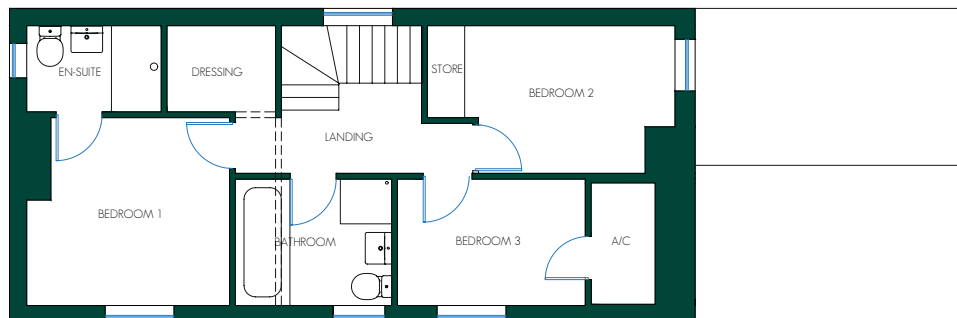
Accommodation currently comprises:

Ground Floor: Back Entrance through the Utility Room to the farmhouse Kitchen/Breakfast room with impressive exposed oak beams and trusses, a Clearview log burner and oil fired boiler provide the

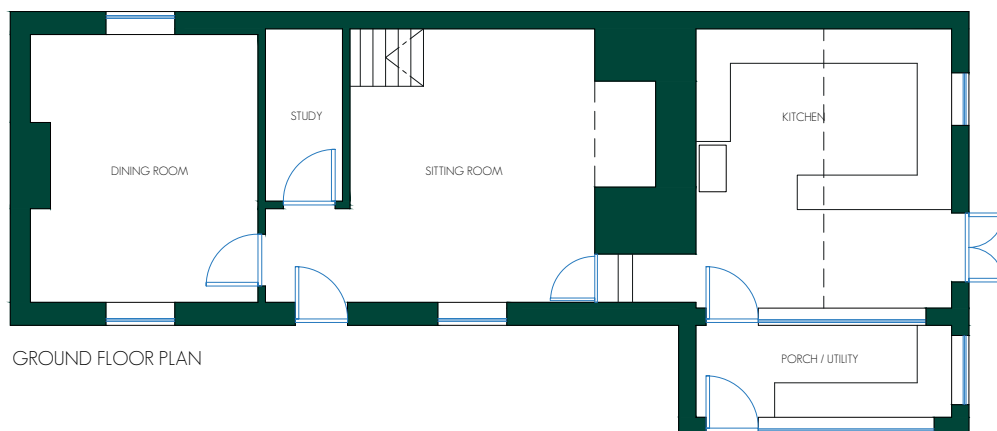
central heating for the property, fitted wall and base units. Access from the kitchen to a characterful sitting room with exposed beams, quarry tiled floor and a large inglenook fire place presenting an oil burner. Access to the first floor. Passage to the front door, a small but useful study and a large dining room with oak floor, exposed beams and a further Clearview log burner.

First Floor: Three well-proportioned bedrooms with the master bedroom benefitting from a modern ensuite shower room. A spacious landing provides access to all three bedrooms, a dressing room and the family bathroom with bath, separate shower, WC and basin. A loft hatch is also present on the landing.

Externally: The residential drive provides ample parking. A lawned south facing garden lies to the front of the dwelling bounded by post and rail fencing.



FIRST FLOOR PLAN



GROUND FLOOR PLAN





Mynydd Llwytgoed

8363
7.96 ha
19.68

7840
10.8 ha
26.70

1347
9.81 ha
24.24

3041
2.27 ha
5.61

3358
1.71 ha
4.23

4267
2.21 ha
5.45

4752
1.51 ha
3.72

4047
0.38 ha
0.94

4739
1.52 ha
3.77

4231
0.07 ha
0.17

5123
3.23 ha
7.99

0628
0.71 ha
1.75

1958
1.24 ha
3.05

2022
0.35 ha
0.86

3626
4.03 ha
9.95

0621
0.25 ha
0.62

0815
1.24 ha
3.07

1408
0.79 ha
1.95

1917
0.95 ha
2.35

2910
0.29 ha
0.7

4006
2.43 ha
6.00

3098
1.89 ha
4.68

3203
0.05 ha
0.13

9901
1.85 ha
4.57

0995
2.48 ha
6.13

1792
0.42 ha
1.03

1385
0.6 ha
1.48

2387
3.27 ha
8.07

4790
0.60 ha
1.49

3980
2.15 ha
5.31

5183
0.86 ha
2.12

0379
3.16 ha
7.80

3169
3.00 ha
7.41

3473
0.24 ha
0.59

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Farm Buildings

Altyffynnon benefits from an extensive range of modern steel portal frame buildings which are well laid out and accessible providing excellent accommodation for cattle and sheep. The farm also benefits from a well-maintained traditional stone barn suitable for alternative uses such as a holiday let or bed and breakfast accommodation (subject to planning).

Schedule of Buildings

Number	Building	Description	Dimensions
1	Livestock Building	A six bay steel portal frame building with elevations of part concrete, part steel box profile under corrugated cement fibre roof. Central ventilation ridge. Internal concrete floor. Feed rail.	27.4m x 13.2m
2	Livestock Building	Steel frame livestock buildings with steel feed barrier on either side of the central feed passage. Central building is a steel frame Dutch barn with single span lean-tos off each side. A two bay extension has been added to the rear. Five bays in total. Part concrete block, part Yorkshire Boarding with concrete floors.	22.6m x 20.9m
3	General Purpose Building	Steel portal frame building with part box profile clad, part concrete panel elevations under corrugated fibre cement roof with a concrete floor. Concrete panel divider. Four bays. Flood lights.	18.1m x 6.6m
4	General Purpose Building	Steel portal frame building with part concrete, part stone floor, corrugated iron elevations and under a corrugated iron roof. Lean-to off the south facing gable of timber construction with corrugated iron roof and elevations, stone floors.	Building: 18.1m x 10.3m Lean - to: 8.1m x 6.1m
5	Traditional Building	Traditional stone construction under a corrugated iron roof with a concrete floor.	16.25m x 4.57m
6	General Store	Steel/timber frame with corrugated iron mono-pitch roof. Three traditional stone elevations with south facing elevation clad with steel box profile.	11.50m x 5.85m
7	Handling Area/ Covered Yard	Covered handling area. Steel frame with steel box profile roof. Concrete panel rear wall. Equipped with a David Thomas Ltd sheep handling system and benefitting from a dipping area. Four bays.	11.9m x 6.12m
8	General Purpose Amenity Storage	Traditional stone construction with open front towards the house (north facing). Currently used as garage. Includes WC and basin. Corrugated iron roof sheets. Timber clad lean-to used as a log store on the eastern gable.	5.68m x 3.90m
9	General Purpose Building	Open front steel portal framed building partially subdivided with concrete panel partitions. Steel box profile elevations and roof. Concrete apron to the front (east facing).	18.1m x 8.8m
10	Livestock Building	Steel frame livestock buildings with steel feed barrier and a raised feeding platform. Concrete floor. Part Yorkshire boarding, part concrete panel elevations under a corrugated iron roof.	18.0m x 13.2m



Farmland

Extending to approximately 187.32 acres (75.82 hectares) the land includes both land in arable rotation (39.34 acres (15.92 hectares)), permanent pasture (49.37 acres (19.98 hectares)) and good quality upland grazing (90.38 acres (36.58 hectares)).

The land is suitable for livestock grazing with parcels suited for cereal or fodder cropping. The land is accessed off a private stoned farm track, the section to the farmhouse having been recently re-surfaced. All parcels of land are stockproof with a water supply. The land is well drained and sheltered.

Land Schedule

Sheet ID	OS NGR	Land Use	Total Area (Ha)	Total Area (Ac)
SO0495	5183	Arable	0.86	2.12
SO0496	4739	Permanent Grass	1.52	3.77
SO0496	4231	Permanent Grass	0.07	0.17
SO0495	3980	Arable	2.15	5.31
SO0496	4267	Permanent Grass	2.21	5.45
SO0496	4752	Permanent Grass	1.51	3.72
SO0496	4074	Permanent Grass	0.38	0.94
SO0495	3473	Permanent Grass	0.24	0.59
SO0495	3169	Arable	3.00	7.41
SO0496	2308	Permanent Grass	1.50	3.71
SO0495	3098	Permanent Grass	1.89	4.68
SO0496	1958	Permanent Grass	1.24	3.05
SO0496	0628	Permanent Grass	0.71	1.75
SO0496	2022	Permanent Grass	0.35	0.86
SO0496	0815	Permanent Grass	1.24	3.07
SO0396	9901	Arable	1.85	4.57
SO0495	0995	Arable	2.48	6.13
SO0496	1408	Permanent Grass	0.79	1.95
SO0495	1385	Permanent Grass	0.60	1.48
SO0496	5123	Permanent Grass	3.23	7.99
SO0496	1792	Permanent Grass	0.42	1.03
SO0496	4006	Arable	2.43	6.00
SO0496	0621	Permanent Grass	0.25	0.62
SO0496	1347	Permanent Grass	9.81	24.24
SO0396	8363	Permanent Grass	7.96	19.68
SO0496	3358	Permanent Grass	1.71	4.23
SO0496	3041	Permanent Grass	2.27	5.61
SO0496	3626	Permanent Grass	4.03	9.95
SO0496	3203	Permanent Grass	0.05	0.13
SO0496	2910	Permanent Grass	0.29	0.70
SO0396	7840	Permanent Grass	10.80	26.70
SO0495	4790	Permanent Grass	0.60	1.49
SO0496	1917	Permanent Grass	0.95	2.35
SO0495	0379	Arable	3.16	7.80
SO0495	2387	Permanent Grass	3.27	8.07
Total			75.82	187.32

NB. OS National Grid field numbers used not BPS Parcel ID's.



Method of Sale

Alltyffynnon is offered for sale by Private Treaty.

Tenure & Possession

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

Services

The property has the benefit of mains electricity (single phase). Alltyffynnon Farmhouse benefits from a septic tank and in part from oil fired central heating. Water is also heated by the solar thermal panels and log burner.

Wayleaves, Easements & Rights Of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public footpaths across the land with one footpath over the farm drive. Further details are available from the vendor's agents.

Basic Payment Scheme

The eligible land has been registered under the Basic Payment Scheme. The entitlements are excluded from the sale with units available to purchase by separate

negotiation. The eligible claimed area extends to 75.17 hectares. The Purchaser will be required to comply with any greening and cross compliance measures on the land until the end of any current claim year. Further details are available from the selling agent.

Planning

The land is sold subject to any development plans, tree preservation orders, Town and County Planning Schedule, restriction or notice which may come to be in force, subject to any road widening or road improvement schemes, land charges and statutory bylaws, without any obligation on the Vendor to specify them.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Boundaries, Road and Fences

The Purchaser(s) shall be assumed to have full knowledge of the boundaries and neither the Vendor nor their Agents will be responsible for defining any ownership of the boundaries.

Fixtures and Fittings

All items usually regarded as tenant's fixtures and fittings are specifically reserved from the sale. Certain items may be made available to the purchaser(s) at valuation.

EPC and Council Tax

The farmhouse has an EPC rating of D and falls into Council Tax Band E (£1,926.78 2019/20)

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery. Care should be taken on steeper areas of land.

Directions

From the centre of Newtown head west along the B4568 (Milford Road) and after approximately four miles turn right towards Aberhafesp Community Centre. Drive past the Community Centre and stay on this road for around two miles, straight over the crossroads until you arrive at the property on the right hand side which will be denoted by a sale board.

Local Authorities

Powys Council: 01597 826000

Severn Trent Water Limited: 01743 231666

Scottish Power: 0333 253 7173

Natural Resources Wales: 0300 065 3000



Vendor's Solicitors

Harrisons Solicitors LLP
4 St. Giles Business Park, Pool Road
Newtown
Powys
SY16 3AJ

Viewing

Strictly by prior appointment with the selling agents:
Berrys
Tel: 01743 271697
Email: shrewsbury@berrys.uk.com

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