



MORRIS
MARSHALL
POOLE

Tan Y Graig

Commins, Llanrhaeadr Ym Mochnant, Oswestry, Powys, SY10 0BZ
FOR SALE BY FORMAL TENDER EXTENDED TO 12 NOON FRIDAY 5TH DECEMBER 2025

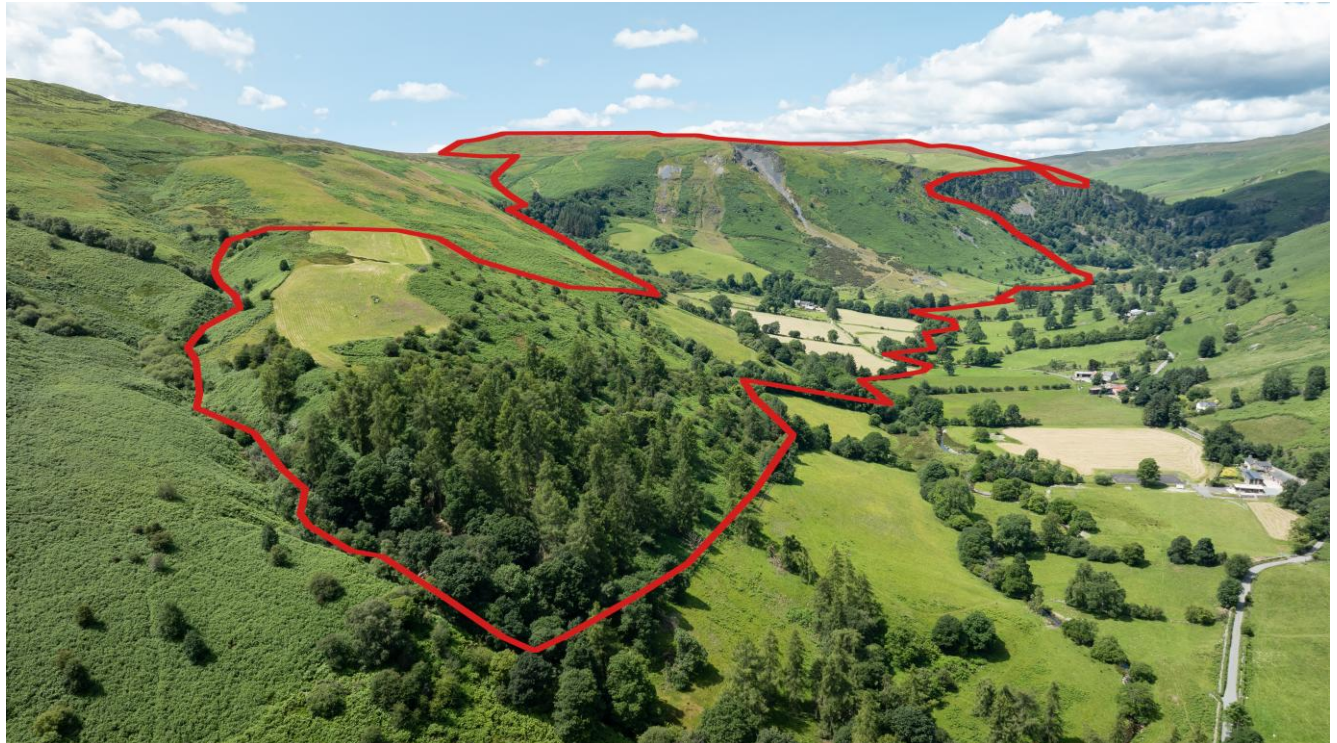
Offers in Region of: £1,400,000

Tan-y-Graig is a well-balanced, upland farming property set in dramatic scenery, lying between the village of Llanrhaeadr Ym Mochant and the world famous Pistyll Rhaeadr, being the tallest, single drop waterfall in Wales.

The property is very historic, with the farmhouse and a cruck barn being Grade II listed, showing that the farm and valley have been inhabited for generations, with the farmhouse built in circa 1500. There has also been very interesting historic use of the farm for lead mining, and a very well-preserved example of hushing (lead mining using water) is shown on the hillside to the west of the farmstead.

DIRECTIONS In Llanrhaeadr Ym Mochant turn towards Pistyll Rhaeadr and after 2.9 miles turn left just after a stone barn, through a gateway and farmyard in separate ownership, to a second gateway and then down a hardcore track, across a Ford and then bridge to enter into the property over a cattle grid.

What3words: endearing.shave.dressings



- Substantial, upland stock rearing farm
- Farm extended in all to 463.84 Acres (187.70 Hectares) of which 31.87 Acres (12.89 Hectares) is common land
- Currently occupied by the grazing of sheep, with potential for alternative uses
- Potential for environmental conservation and greening
- Potential to intensify agricultural production on the farm
- Very private location, set in dramatic scenery
- Close proximity to Pistyll Rhaeadr means there is heavy footfall of tourism, meaning that there would be potential to increase tourist interest in the farm, subject to permissions for accommodation, etc.
- Attractive listed Farm House
- Potential for alternative uses for traditional barns
- Investment and diversification potential
- EPC G

Tan-y-Graig Farm is an attractive, traditional stone-built cottage under steeply pitched roof with dormer windows to the front elevation and front door with interesting slab stone porch roof. It lies in a shady, sheltered location with adjacent traditional stone buildings and is Grade II listed. The farmhouse is surrounded by a stoned garden wall and some pitched stone paths, and the accommodation reached from the rear comprises:-

Ground Floor:

Rear entrance Hallway, doorway to a rear Kitchen with base units, oil fired Rayburn and tiled floor and stairs off.

Doorway leads to a large, traditional Sitting Room with inglenook fireplace and solid fuel burner, former bread oven to side, exposed roof beams, front door and rear staircase off, attractive, large slabbed floor.

Door leads to Snug with an open Victorian fireplace and exposed roof beams.

Short staircase down to Pantry Store with flagged floors and doorway to further Storeroom.

From the Kitchen staircase leads to the First Floor:

First Floor:

Rear Double Bedroom

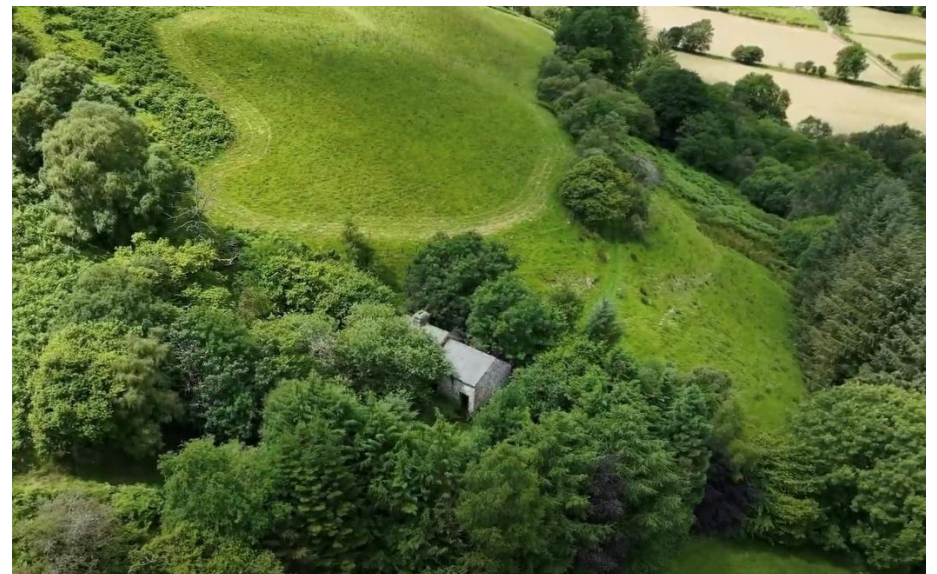
Short staircase to further landing and Main Bedroom, with rear staircase to Living Room.

Front double bedroom

En-suite/Family Bathroom with bath, shower over, wash basin and WC

The farmhouse would benefit from some refurbishment and redecoration for modern family living but provides a clean canvas for purchasers to invest in this traditional, historic accommodation. This investment may include, subject to planning permission, the inclusion of the existing stone built adjacent buildings which provides substantial volume to add into the existing house. Alternatively, they could be enjoyed for additional storage or equestrian uses, all again subject to the necessary consents. There may be an opportunity to convert some of the buildings for alternative residential or holiday letting

Located away from the main farmstead is a second former farmhouse and adjacent stone built building, formerly known as Ty Fedw (shown right). It is constructed of stone under a slated roof and may be suitable for alternative uses, subject to the necessary planning permissions and consents





OUTBUILDINGS Also set in the farmyard is a more modern range of farm buildings, mainly constructed of some steel portal frame and mainly timber pole buildings, used for housing of livestock and the storage of machinery in season under steel sheeted roof and walls.

To the rear of the farmhouse is a former hydro electrical powerhouse and there is evidence of some large pipes, feeding water to this although this system will need to be upgraded and investigations made to enquire as to whether it is useable or requires additional licences.

There is a further traditional stone-built range located to the front and side of the farmhouse which would make ideal accommodation, if permissions were granted, or would make a fantastic block of stables, animal housing or kennelling.



THE LAND The farm runs along the south to western edge of the valley and rises from 270 metres (885 feet) at the Afon Rhaeadr on entry into the farm, and then rises, partly steeply, to an upland or upper plateau, which rises to 596 metres (1955 feet) at, or near, Y Clogydd. This upland is part of the dramatic Berwyn Uplands. The farm is very well balanced with lower lying riverside land at lower elevation and some steeply sloping land, which provides shelter to the lower land, and then the majority of the property being located at a higher elevation and overlooking the valley.

Much of the bottom land is used for fodder conservation and grazing and finishing of livestock. This land is sheltered and in smaller enclosures and is useful for the finishing and management of livestock when they are brought down from the upper areas. The upper plateau area is reached via a hardcore roadway, which passes across the hillside to reach some roadways on the mountain area. This is an extensive area of mainly unimproved land, which is capable of grazing with livestock, traditionally cattle and sheep, now increasingly sheep only. There are some larger areas within this upland which have been reseeded and managed more intensively by yearly topping and fertilised to produce a more intensive grass crop. To the south western area of the upland is a block of common grazing land (Sole occupancy) held separately under Land Registry Title number CYM80344.

Under the new Sustainable Farming Scheme 2026 in Wales, this land would appear to be eligible under the definitions of the Universal Payment Rates for support, and some of those Payment Rates, including Social Value Payment, are not directly capped, but would fall to be considered under the capping of higher value payments, depending on the size of the farm business. There may also be the opportunity to target and manage the holding for further specific targeted works under the optional layer, for example, Enhanced Habitat Management, allowing owners and occupiers to control bracken, manage peatlands, conversion of existing habitat to more valuable habitat type, such as reverting upland acid grassland to heathland. Further details will be provided on these by Welsh Government in due course.

ENTITLEMENTS Entitlements to Basic Payment Scheme will be included in the sale, however, the release of the Sustainable Farming Scheme in Wales information has indicated that there are support payments for universal works and targeted works, and the farm may well be eligible for those. Further information is given on the Welsh Government Website in this regard.



RIGHTS OF WAY, WAYLEAVES & EASEMENTS There is a Right of Way from the council-maintained road, through the adjacent farm at Tyn y Wern and passes through two farm gates, the right of way continues along a hardcore roadway and then through a ford and over a bridge and then a further short distance of roadway before entering the farm at a cattle grid. Viewers are respectfully requested to respect that Right of Way, and travel safely and shut gates if applicable during their viewing.

The property is sold subject to and with the benefit of any existing rights of way, drainage, water and other rights, easements and way leaves whether by written agreement or otherwise.

MINES AND MINERALS RIGHTS We understand that the mines and mineral rights are in part in hand and in part excepted.

SPORTING RIGHTS We understand that the majority of the sporting rights are excluded from the sale..

STATUTORY RESTRICTIONS Part of the property is subject to a Site of Special Scientific Interest designation.

INVESTMENT POTENTIAL This is a valuable agricultural property which could be farmed, or else used as an investment vehicle for purchasers to create income whilst enjoying an outstanding lifestyle property with the associated agricultural and environmental incomes and benefits which attach to land ownership.

The property has been successfully let for a number of years which would be a further investment consideration for purchasers seeking an agricultural asset with an income attached to benefit from taxation advantages of the ownership of agricultural property.

COUNCIL TAX Band 'E' (Powys Council)

TENURE Freehold, vacant possession on completion of the Tender sale.

SERVICES We understand there is Private water, private septic tank drainage, mains electricity.

In the past, a hydroelectric scheme was in use at the farm, and we understand some of the traditional and existing cast iron pipes are still in situ, but further investigation will be needed by purchasers in order to see if this is still possible.

REF: TEE/2025

VIEWING Accompanied by prior arrangement with the sole selling agents, Morris Marshall & Poole, 28 Broad Street, Welshpool. The agents advise all prospective purchasers when inspecting the property to take due care. No viewing is to take place of any of the buildings except when accompanied by a representative of the agent.

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents

METHOD OF SALE The property is being offered for sale via Formal Tender. Full details of the Tender are available from the Selling Agents or the Vendor's Solicitors being Lanyon Bowdler, Oswestry. Written Tender offers in the prescribed format, which is included in the Tender Pack, together with a 10% deposit to be forwarded to the vendors selling agents: Morris Marshall & Poole, 28 Broad Street, Welshpool, Powys, SY21 7RW by 12 Noon **5th December 2025**. These details do not form part of an Offer or Contract and are for guidance only and full information is contained within the Tender Pack available for inspection

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill.

AGRICULTURAL MORTGAGE CORPORATION (AMC) Morris Marshall & Poole are AMC Agents throughout Mid Wales and the Shropshire Borders. AMC have lent to rural business since 1928 and can now offer loans on smallholdings which create an income to the owner be it letting of grazing or buildings or for a small agricultural or equestrian business. Their loans are competitive and un-callable and may offer tax advantages over a residential mortgage. AMC are also able to lend against the value of land and buildings. For a free initial discussion please contact any office.

FLOOD RISK (PER NRW)

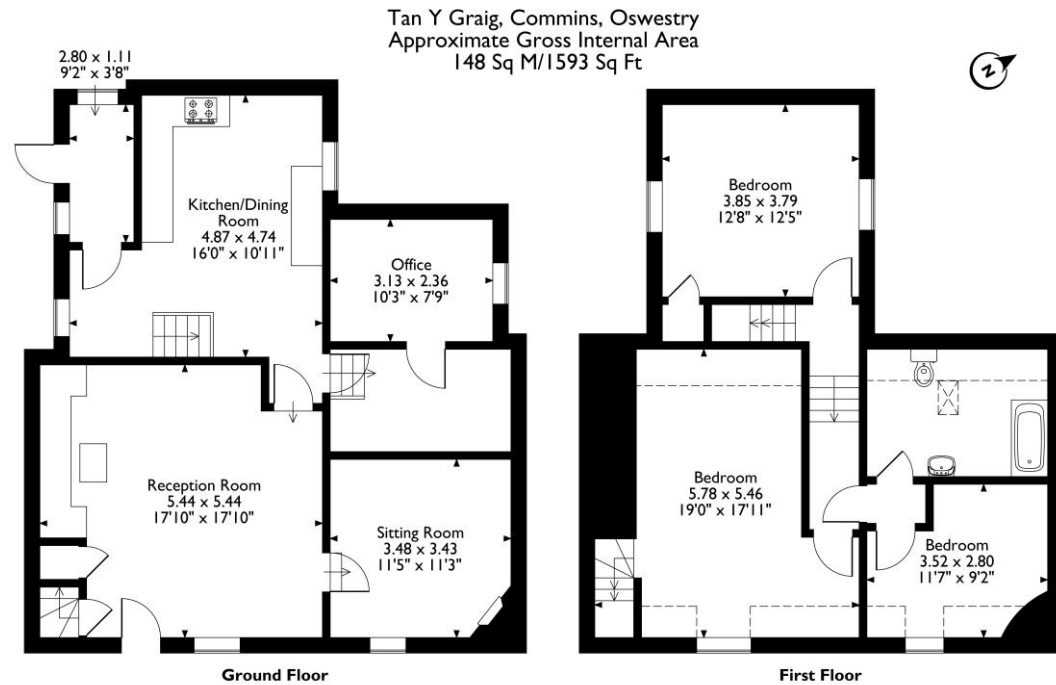
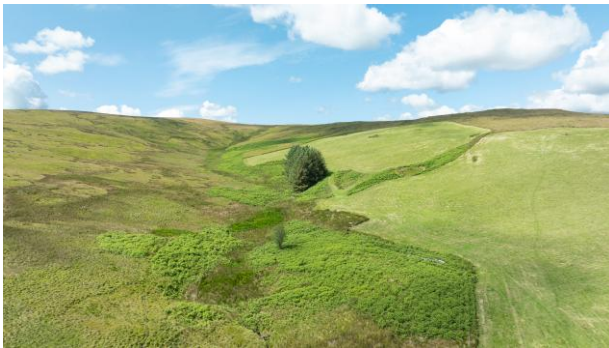
Flooding from rivers - High risk - risk greater than 3.3% chance each year.

Flooding from the sea - Very low risk - risk less than 0.1% chance each year.

Flooding from surface water and small watercourses - High risk - risk greater than 3.3% chance each year. (Houses, buildings and majority of land have not been affected by flooding, only a small area by river floods).

BT & BROADBAND CHECKER

<https://www.ofcom.org.uk/phonestelecoms->



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

