



FOR SALE BY FORMAL TENDER

Abermad Farm,

Llanfarian, Aberystwyth, Ceredigion, SY23 4ES

Guide Price Over: £450,000 Tenders by Noon Thursday 31st July 2025



Llewellyn Humphreys
Chartered Surveyors, Land Agents and Valuers

Abermad Cottage and land lies conveniently to the town of Aberystwyth in a sheltered valley location a few miles from the town on the banks of the Afon Ystwyth.

The land lies in glorious open countryside, which is a patchwork of woodland and pastureland and has a very good valley position with some drier, sloping land to the southwest.

It has great opportunities for a variety of uses including agriculture, being a continuation of an existing pastureland based system, and intensive agricultural uses via arable and potentially alternative energy creation and, as it is surrounded by a large variety of woodland and less intensive agricultural land, there are great options for environmentally minded purchasers to add to its environmental and carbon capture value, whilst still enjoying the property for amenity and income.

The property is occupied by a secure Agricultural Holdings Act 1986 tenant, who has occupied the land for over 50 years and as this is a secure tenancy their rights of occupation will continue under the terms of that Act and Agreement. Further details of the tenancy are contained in the Tender Pack.

The land is being offered for sale as a whole, however it is subdivided internally by council maintained and access roadways, which assist in access to all parts of the land. The land to the north and east, which is being offered for sale, is riverside land, which is subject to flooding, and this is lower lying, environmentally interesting land which is an unusual land type in the locality and, in negotiation with the tenant, may provide the purchaser with opportunities to add to its environmental value, with a view to environmental and carbon benefits.

Abermad Cottage lies in this area and is affected by flooding, and is currently uninhabited.



- Well shaped and managed farmland
- Agricultural Land Extending in all to 94.34 Acres (38.177 Hectares)
- Currently intensively managed for livestock
- A very suitable area for environmental uses
- Investment & Diversification potential
- Abermad Cottage is in a flood plain area and currently uninhabited although Council Tax is being paid.
- Energy Efficiency Rating: 51 (E) (Expires: 03/07/2029)

THE LAND The farmland is easily accessible off council-maintained roads and it is currently all laid to pasture.

Interspersed with the pastureland are areas of broadleaf woodland which adds shelter and amenity to the land. The land is well managed with a view to livestock rearing and finishing and it could be of equal use for more intensive agricultural use.

Interestingly enough, the lands proximity to natural water courses and areas of woodland contained within the land also provide purchasers the opportunity to enjoy the land for more environmental purposes. There are opportunities for using the land for carbon capture, forestry uses and increasing its environmental interest and value, if that is of interest to purchasers.

The land lies in 3 distinct areas divided by neighbouring property and the road network, which improves and provides good and direct access to a large proportion of the enclosures.

The land forms a balanced unit, with some of the land being drier in nature and south facing providing sound grazing land, which balances well with the southern land, which is heavier in nature and very productive in summer months.

The land is interspersed with water courses and mature woodland, and gives a balanced, traditional agricultural unit, which has great potential for diversification to meet more modern rural demands.

The land may be used for the production of agricultural crops for traditional feed purposes, or else for the provision of fuel for biomass or anaerobic digester use for the creation of energy, and the land's natural topography and land use would give purchasers a wonderful opportunity to use this land for their own purposes, be that environmental, greening or leisure uses, in addition to any core agricultural or diversified uses.

As the property is subject to tenancy any change in land use would need to be via negotiation with the secure occupier.

ENTITLEMENTS No entitlements to Basic Payment Scheme will be included in the sale.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS The property is sold subject to and with the benefit of any existing wayleaves, easements and rights of way, drainage, water and other rights whether by written agreement or otherwise

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

SPORTING RIGHTS We understand that rights are reserved for the landlord to fish over the river Ystwyth.

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. Currently the land is subject to a secure tenancy as detailed in the Tender Pack.

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.

TENURE Freehold and subject to a secure Agricultural Holdings Act 1986 Tenancy with security of tenure for the occupier.

Please be aware that the existing agricultural tenant has rights of security of tenure and any alternative uses of the land would be via negotiation with the tenant

SERVICES Abermad Cottage is uninhabited

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents Morris Marshall & Poole and Llewelyn Humphreys

COUNCIL TAX Band 'C' (Ceredigion Council)

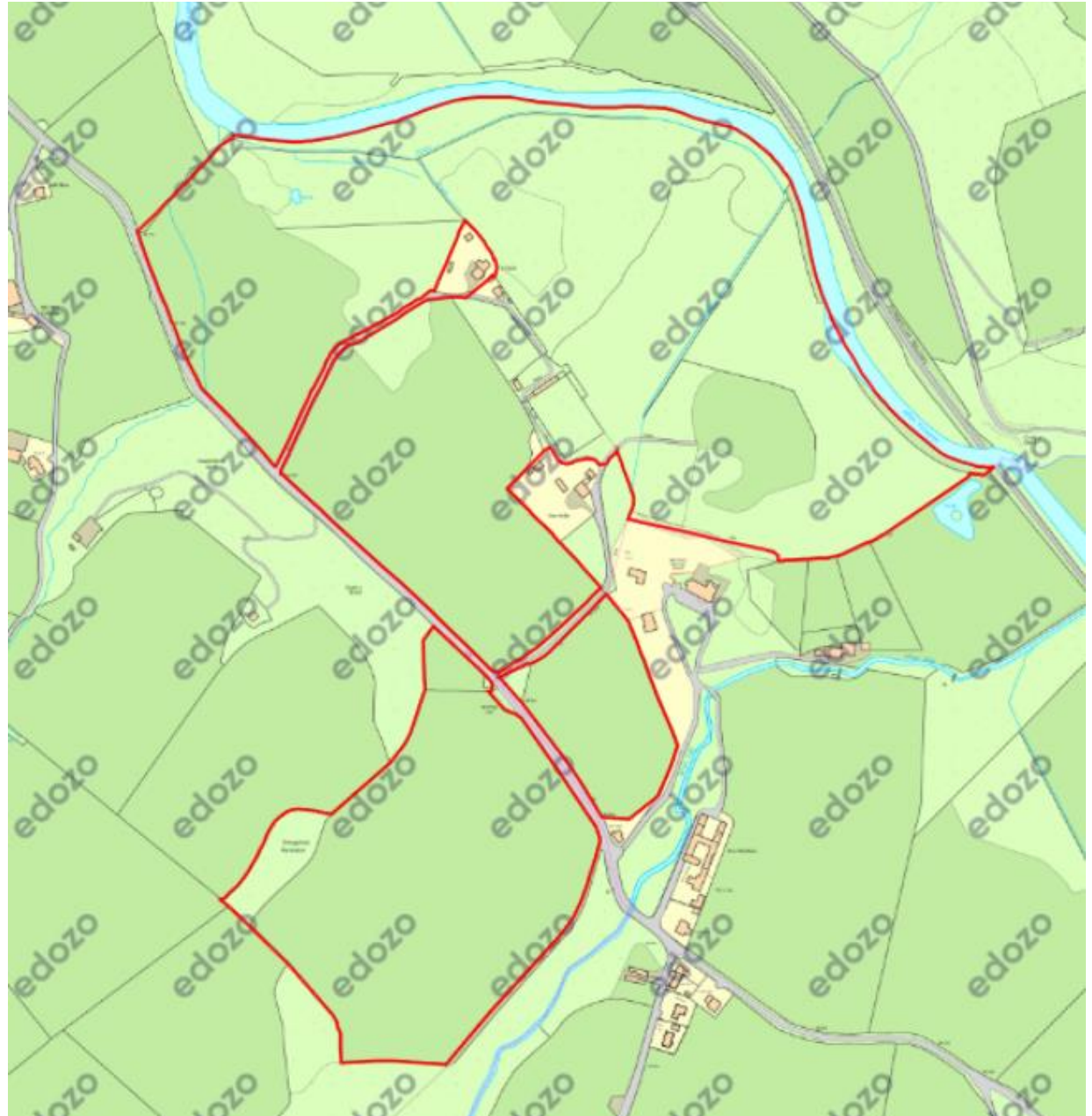
Abermad Cottage

Situated in the lower reaches of the Ystwyth Valley, 4 miles inland of the University and noted coastal town of Aberystwyth. A detached farmhouse of traditional stone and slate construction in need of extensive renovation and modernization.

The cottage should not be internally inspected for safety reasons. The ground floor comprises 2 reception rooms and a former kitchen and the whole property has a gross external ground floor area of approximately 8.5m x 6m and is assumed to have 3 bedrooms on the first floor.

A short distance from the house, a detached traditional range of brick-built outbuildings, approximately 45m x 5m, again in need of significant renovating, previously a Cow Shed with Milking Parlor, Loose Boxes and Implements Store. In addition is a former detached Wash House. The outbuildings also form one side of a walled garden, assuming to service Abermad Mansion. Again, the majority of walls are intact with the remnants of previous Greenhouses, however, these have fallen into disrepair.

All of the cottage and buildings are severely affected by flooding.









VIEWING By prior arrangement with the selling agents, Morris Marshall & Poole, 28 Broad Street, Welshpool 01938 554818 or Llewellyn Humphreys, Napier House, Carmarthen 01267 237812.

The agents advise all prospective purchasers when viewing the property to take due care. The residential property is in an unsafe condition and is not to be entered.

DIRECTIONS From Aberystwyth travel south towards Llanfarian on the A487. As you approach Llanfarian there is a crossroads, take a left onto the A485 towards Llanilar and continue for 1 mile and the property is located on left down a hard-core track way, indicated by Agent For Sale sign.

What3words Cottage- fluffed.wisdom.shots

What3words Land- talkative.watches.exit

METHOD OF SALE 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 **Thursday 31st July 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 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MORTGAGE SERVICES (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 probability

Flooding from Sea – Very Low probability

Flooding from Surface Water and small watercourses – High probability

REF: TEE/2025

