



Ddol Gwyn Felin, Cefn Coch, Welshpool, Powys, SY21 0AJ

FOR SALE BY FORMAL TENDER BY 12 NOON ON 27TH NOVEMBER 2025

Total Area of 367.758 Acres (148.823 Hectares) which comprises

260.944 Acres (105.598 HA) of freehold land plus

2/5 turnout right on Waun Y Llyn Sheep walk- 106.814 Acres (43.225 HA)

Guide Price: £1,250,000



**MORRIS
MARSHALL
POOLE**

The sale of Ddol Gwyn Felin is a farm which has been in the same family for many years and comes on the market after the passing of the Late Byron Humphreys.

It is a substantial upland farm with well sheltered house and buildings located in the centre of a substantial area of owned land, the land comprises areas of lower lying sheltered pastureland, suitable for fodder conservation and the finishing of livestock.

Two larger areas of upland pasture suitable for summer grazing make a balanced unit with a comfortable traditional stone-built farmhouse and a range of traditional and more modern storage and livestock housing buildings.

Balanced with the freehold land referred to above is a turn out on Waen Y Llyn Sheepwalk, which is common land, and the sale also includes 2/5 or 40% of the freehold ownership of the common, which is currently shared with a single adjoining landowner. There are also associated common grazing rights on the same proportions being sold with the farm.

There is a variety of stone barns which may be suitable for alternative use if that is of interest to purchasers or else used to enjoy in connection to the farm and use for the housing of livestock and the storage of goods. There are also a number of more modern substantial cattle buildings.

In the past the farm used to run a herd of suckler cows on the property balanced with a flock of breeding ewes.



- A substantial well-regarded farm located in the glorious open countryside. Well laid out agricultural property.
- Lower lying pastureland suitable for fodder conservation and finishing and areas surrounding the farmstead which are more suitable for summer grazing but capable of agricultural improvement.
- The Farmhouse is a comfortable property but would benefit from refurbishment and redecoration although it had been substantially improved in the past with a new roof and general improvements including windows and works to the house.
- An area of common land, Waen Y Llyn, which is located a short distance from the main farm, has benefit of a turnout on the common. The sale of the property will also include a 40% ownership of that common known as Waen Y Llyn Sheep Walk.
- In total the farm extends to 260.944 Acres (105.598 HA) of freehold land and 2/5 turnout right on Waun Y Llyn 106.814 Acres (43.225 HA)
- For sale by Formal Tender with Tenders to be received by 12 Noon on Thursday 27th November 2025. Tender documentation is available, and purchasers will need to be in the position to exchange and be in the position to provide 10% deposit on the purchase.
- There will be an extended completion date which will be the 26th March 2026.



THE FARMHOUSE

Ddol Gwyn Felin farmhouse is a very traditional, long house which sits at the end of the farmstead and is well sheltered and in a good sunny situation near the river under a northern sloping bank and gives good shelter to the farmstead.

It is attractively situated, with one of the River Rhiew passing close to the farmhouse.

The farmhouse is complemented by a number of traditional buildings around it with good parking and turning for the farmstead and house. There is a good garage and storage buildings in close proximity to the house.

The farmhouse is constructed of stone with part timber boarded walls under a slated roof.

The accommodation comprises:

Ground Floor

Kitchen with range and tiled floor

Passage with **Pantry** off

Sitting Room with inglenook fireplace, stairs off to first floor, tiled floor

Parlour with fireplace

Wet Room with shower, basin and WC

First Floor

3 Double Bedrooms

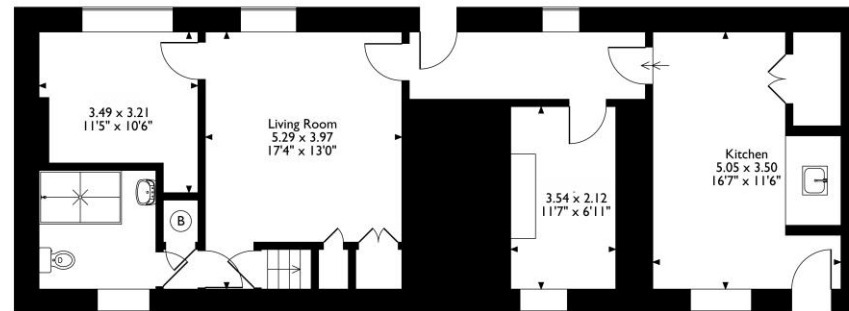
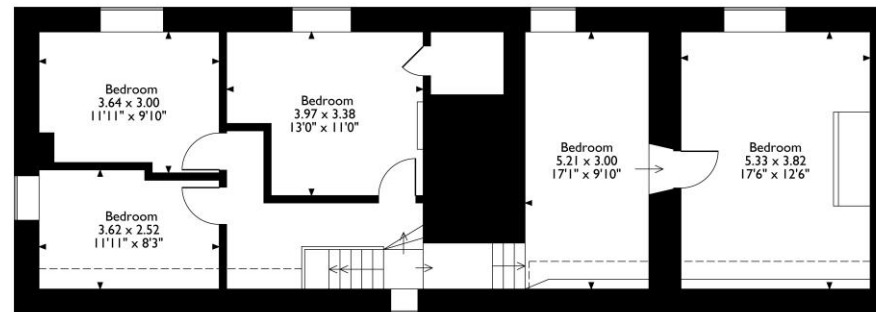
2 Single Bedrooms

The farmhouse extends to 1,776 ft² so offers a good amount of accommodation for a 5-bedroom family dwelling with kitchen, two reception rooms and a bathroom on the ground floor. The farmhouse would benefit from refurbishment and good decoration to make it a comfortable family home in a good private location and situation.





Approximate Gross Internal Area
165 Sq M/1776 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative

THE LAND

The farmland lies conveniently situated around the centrally located farmstead with access over private farm tracks.

The land is in pasture with some higher areas of formerly improved land which is reverting to more rough grazing. There are some drier banks which are covered in some scrub and fern, which provides amenity and cover for livestock on the farm. They would also offer opportunities for sporting if that wished to be developed by the purchaser. A tributary of the River Rhiew runs through the farm and close to the farm buildings.

The majority of lower land is laid to permanent pasture which is used for fodder conservation and finishing livestock.

The land lies at an altitude of around 250m to 350m above sea level.

In general, the majority of the lower land is laid to permanent pasture which is sheltered and useful for lambing and finishing livestock.

The farmland is in part adequately managed for the grazing of livestock with well-maintained pastureland and boundaries. Two large blocks of land at Bryn Y Ddol and Waen Y Ddol, which form part of Ddol Gwyn Felin, are less agriculturally valuable. This land is increasingly valuable however for environmental and possibly greening purposes and adds value to the holding and interest to especially non-agricultural purchasers who may value this increasingly rare land use.

OUTBUILDINGS

Adjacent Ddol Gwyn Felin farmhouse lies a good range of farm buildings which are of use for both traditional farming with beef and sheep or else could be of use for alternative purposes.

There are a number of traditional contemporary stone buildings currently used for storage which may, with necessary permissions, be suitable for other uses.

The useful range of mainly modern cattle buildings again could be reused and, subject to consents, be repurposed for storage or other uses.

The buildings comprise:

A steel portal framed 2 Bay building, 40' x 15', and steel sheeted Store

Timber and sheeted Garage of 2 Bays with stone and sheeted Store adjacent

Dilapidated timber and asbestos sheeted Nissen type building.

Around the farmyard lie two ranges of traditional farm buildings, built of stone walls with steel sheeted roofs containing:

7 Loose Boxes

2 Loose Boxes and Cowhouse for 13

6 Bay timber and steel pole Barn under steel sheeted roof

Timber and stone built Bull House with Granary over under a steel sheeted roof

Modern adjacent 4 bay steel portal frame Cattle Building with fodder store area under steel sheeted roof

Modern, 90' x 40', steel portal frame Cattle House under steel sheeted roof with mass concrete walls and feed barrier.

End lean-to one Bay

Concrete and earth walled Silage Pit.



VIEWING Accompanied by prior arrangement with the sole selling agents, Morris Marshall & Poole, 28 Broad Street, Welshpool. 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 by Formal Tender with 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 **27th November 2025**. With an extended completion date being 26th March 2026.

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 and 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).

BT & BROADBAND CHECKER

<https://www.ofcom.org.uk/phonestelecoms-and-internet/advice-for-consumers/advice/ofcomchecker>.

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

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

SPORTING RIGHTS We understand the sporting rights are in hand.

STATUTORY RESTRICTIONS There are no Statutory Restrictions which affect the property.

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 could be successfully let to create additional income which would add to further investment consideration for purchaser seeking agricultural income attached the benefit from taxation advantages of the ownership of the agricultural property.

COUNCIL TAX Band 'E' (Powys Council)

TENURE Freehold with vacant possession on completion of the sale.

SERVICES Private water supply from well on the farm, Mains electricity and Private septic tank drainage.

ENTITLEMENTS An allocation of Basic Payment Scheme entitlements will be included in the sale subject to transfer.

DIRECTIONS From the village of Adfa continue west on the council road towards Cefn Coch, at a corner where the road continues to Cefn Coch, proceed straight on past a substantial farm on the left hand side. Follow this road and turn left towards and through Carmel Caravan Park and the farm is located on the right hand side after the caravan park indicated by agents farm for sale sign. What3words: stunner.reactions.prone



