



Gelli, Llanfair Caereinion

Welshpool, Powys, SY21 0HY

Guide Price: £1,500,000

DESCRIPTION

Gelli is an attractive residential livestock holding extending to approximately 75.42 acres (30.52 hectares), occupying a delightful, elevated position in the Mid Wales countryside close to Llanfair Caereinion.

The property comprises a substantial period farmhouse, an extensive range of agricultural buildings and a useful block of productive pastureland. The holding enjoys a private yet accessible rural setting with commanding views over the surrounding countryside and offers purchasers an increasingly rare opportunity to acquire a traditional farming property with significant agricultural, equestrian, lifestyle and environmental appeal.

The farmhouse occupies an attractive position overlooking the farmstead and adjoining land and provides spacious accommodation extending to approximately 2,799 square feet arranged over three floors with an additional cellar beneath the utility and reception room. Whilst requiring a degree of modernisation, the property offers substantial family accommodation and considerable scope for purchasers to create an impressive country residence.

The agricultural buildings extend to in excess of 7,500 square feet and comprise a mixture of modern and traditional structures arranged around a practical farmyard. The buildings are capable of supporting a range of agricultural enterprises including livestock production, machinery storage and fodder storage and may offer future diversification opportunities subject to obtaining any necessary planning consents.



The land extends to approximately 75.42 acres (30.52 hectares) and comprises predominantly permanent pasture divided into a number of practical field enclosures. The land has historically supported livestock enterprises and remains well suited to grazing cattle and sheep together with the production of silage, haylage and other forage crops.

The soils are described as slowly permeable seasonally wet acid loamy and clayey soils and are capable of supporting productive grassland under appropriate management. The holding offers potential for the establishment of high-yielding grass leys and forage crops, providing opportunities for modern forage-based livestock systems and efficient fodder production.

In addition to its agricultural appeal, the property possesses significant amenity and environmental value. The varied topography, attractive outlook and extensive acreage create opportunities for biodiversity enhancement, conservation initiatives and participation in future environmental land management schemes including the Sustainable Farming Scheme in Wales.

The property is offered for sale as a whole or in up to three lots.

SITUATION

Gelli occupies an attractive rural position approximately 4 miles from Llanfair Caereinion, 12 miles from Welshpool and 16 miles from Newtown. The property enjoys a peaceful countryside setting whilst remaining readily accessible via the council-maintained highway known as New Road.

The surrounding area is renowned for its livestock farming tradition, attractive rolling countryside and extensive opportunities for walking, riding and outdoor pursuits.

LOT 1 – FARMHOUSE, BUILDINGS AND 14.83 ACRES (6.00 HECTARES)

Guide Price £750,000

Lot 1 comprises the principal farmhouse, the main range of agricultural buildings and approximately 14.83 acres (6.00 hectares) of adjoining pastureland.

THE FARMHOUSE

The detached farmhouse provides accommodation extending to approximately 2,799 square feet arranged over three floors.

Ground Floor

- Reception Room • Dining Room • Kitchen • Utility Room
- Laundry Room

First Floor

- Four Bedrooms • Family Bathroom

Second Floor

- Two Attic Rooms

The farmhouse retains considerable character and offers purchasers an excellent opportunity to modernise and improve the property to their own requirements.

AGRICULTURAL BUILDINGS

The agricultural buildings extend to approximately 7,575 square feet and comprise a useful range of modern and traditional structures suitable for livestock housing, machinery storage, fodder storage and general agricultural purposes.

The buildings provide a practical working farmyard capable of supporting a range of agricultural and rural enterprises.

LAND

The land included within Lot 1 extends to approximately 14.83 acres (6.00 hectares) and comprises productive pastureland immediately adjoining the farmhouse and buildings.



LOT 2 – 24.45 ACRES (9.89 HECTARES)

Guide Price £300,000

Lot 2 comprises approximately 24.45 acres (9.89 hectares) of agricultural land.

The land comprises productive pasture suitable for livestock grazing, grassland production, silage making and forage cropping. The fields benefit from direct roadside access from New Road together with natural and mains water supplies.

The land would be suitable as an addition to an existing farming enterprise or for purchasers seeking a useful block of agricultural land in a convenient location.

LOT 3 – TRADITIONAL BUILDINGS AND 36.14 ACRES (14.63 HECTARES)

Guide Price £450,000

Lot 3 comprises a small, but useful range of traditional agricultural buildings together with approximately 36.14 acres (14.63 hectares) of agricultural land.

The land is predominantly permanent pasture and offers agricultural, environmental and amenity appeal. The traditional buildings provide useful storage accommodation and may offer future diversification potential subject to obtaining any necessary planning consents.

The lot is considered suitable for agricultural, equestrian, conservation and lifestyle purchasers.

THE LAND

The agricultural land extends in total to approximately 75.42 acres (30.52 hectares) and comprises a useful block of permanent pasture divided into several practical field enclosures.

The land is classified as Grade 3b and is well suited to livestock grazing, fodder production and general agricultural use. The holding benefits from a combination of mains and natural water supplies together with direct access from the adjoining council-maintained highway to a number of field parcels.

The pasture has historically supported livestock enterprises and offers purchasers the opportunity to continue agricultural production or implement a programme of grassland improvement. The soils and climatic conditions are capable of supporting productive grass leys, silage production, haylage crops and forage-based livestock systems. Subject to individual farming practices and agronomic advice, parts of the holding may also be suitable for the establishment of forage crops to support modern beef and sheep enterprises.

The land also presents opportunities for environmental enhancement, biodiversity projects and participation in government-backed agricultural support schemes. The varied topography and attractive setting further enhance the amenity value of the holding.

SERVICES

Farmhouse

- Mains electricity • Mains water • Central Heating • Private drainage

Farm Buildings

- Mains electricity • Mains water

Farmland

- Mains and natural water supplies

N.B. The services, appliances and flues have not been tested, and no warranties are provided with regard to their condition.

TENURE

The property is offered Freehold and will be sold with vacant possession upon completion.

The title is currently unregistered with HM Land Registry.

The property is presently occupied under an agricultural tenancy arrangement. The tenant has formally agreed to surrender all tenancy rights and interests in the holding. Vacant possession of the farmhouse, buildings and land will be provided upon completion of the sale.



SUSTAINABLE FARMING SCHEME / BASIC PAYMENT SCHEME

The land is registered with Rural Payments Wales.

SPORTING RIGHTS, MINES & MINERALS

It is understood that the sporting rights are included within the sale. Some mines and minerals are excepted on parts of the land.

ACCESS

The property enjoys council-maintained access via New Road, with some of the land benefiting from direct roadside access.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, public and private, whether specifically referred to within these particulars or not.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents shall be responsible for defining the boundaries or ownership thereof.

COUNCIL TAX

Band G – Powys County Council (Montgomeryshire).
EPC Energy Rating F with potential to improve to D.

EPC

25(F) – Expires 2nd October 2035

SOLICITORS

Vlad Macdonald-Munteanu / Olivia Slade
Aaron & Partners Solicitors
Grosvenor Court, Foregate Street, Chester, Cheshire, CH1 1HG
Tel: 01244 263048

VIEWING

Strictly by appointment with the Selling Agents.

DIRECTIONS

What3Words: ///afford.pounces.employ

METHOD OF SALE

The property is offered for sale by Private Treaty.

Offers should be submitted to:

Tom Davies BSc (Hons) MRICS FAAV

Morris Marshall & Poole Rural Department

01938 552371

AGRICULTURAL MORTGAGE CORPORATION

Morris Marshall & Poole are AMC Agents throughout Mid Wales and the Shropshire Borders. AMC have lent to rural businesses 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 our Welshpool Rural Office.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

IMPORTANT NOTICE

These particulars are intended only as a guide and must not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. Measurements, areas and distances are approximate only. Plans are for identification purposes only and are not to scale.

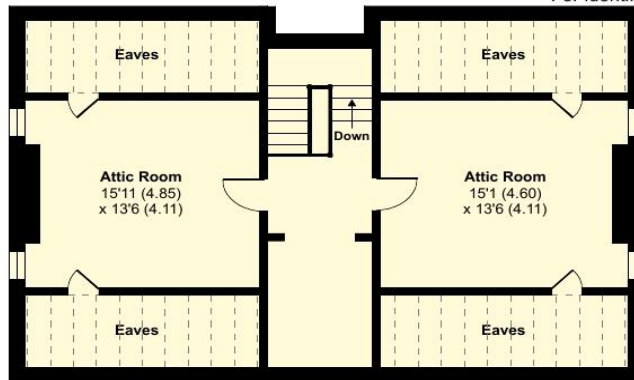




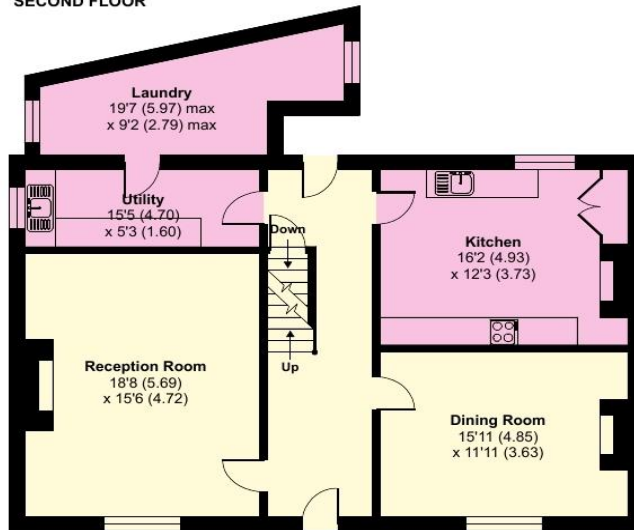
Gelli, Llanfair Caereinion, Welshpool, SY21 0HY

Approximate Area = 2799 sq ft / 260 sq m
Limited Use Area(s) = 325 sq ft / 30.2 sq m
Outbuilding = 7575 sq ft / 703.6 sq m
Total = 10666 sq ft / 990.8 sq m

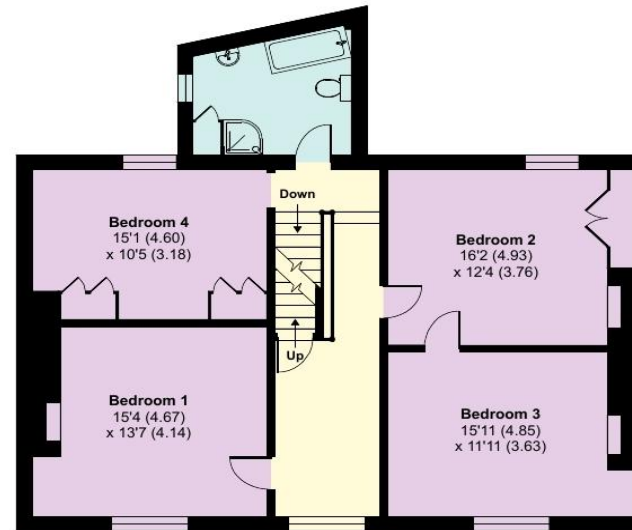
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	25 F	
1-20	G		

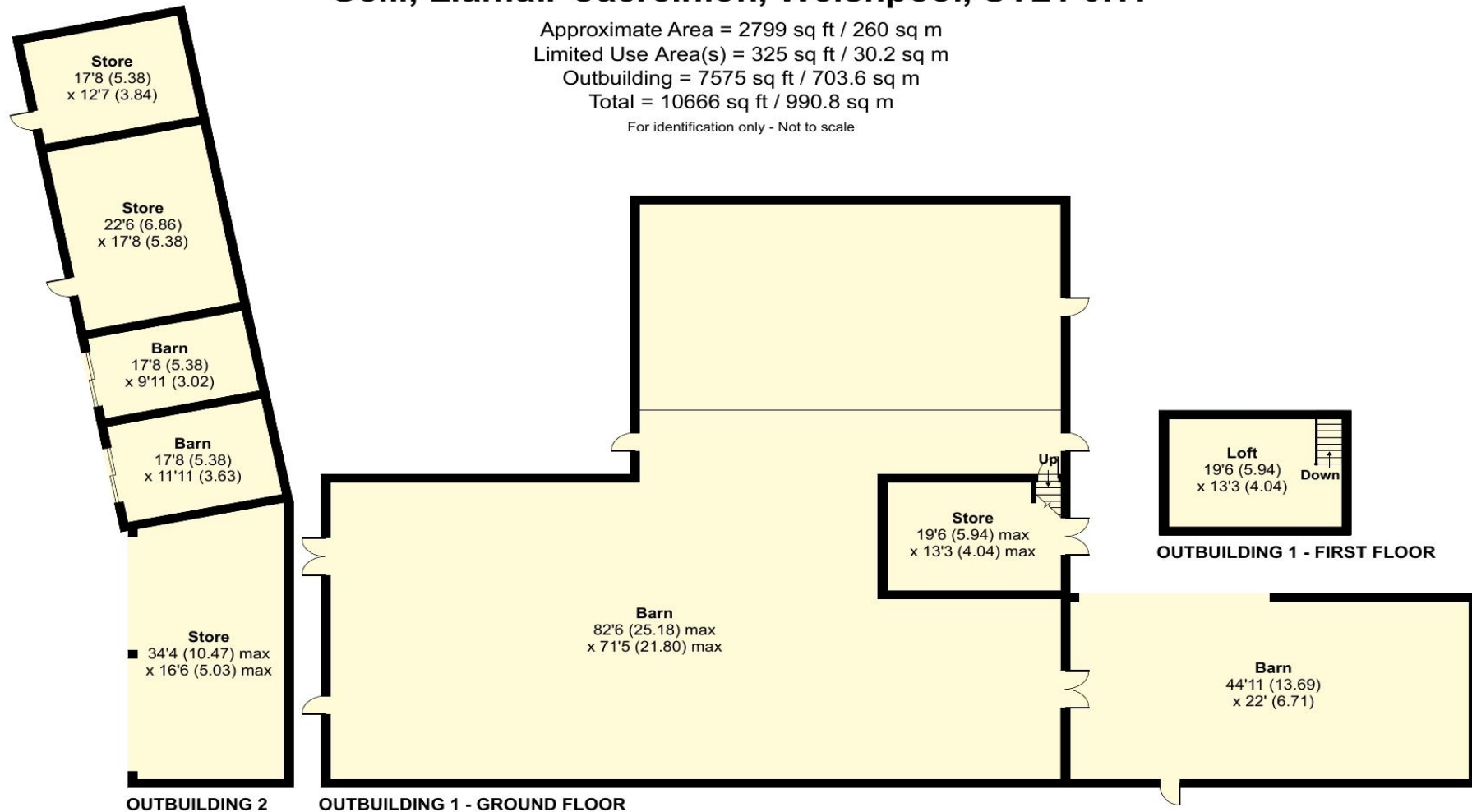


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