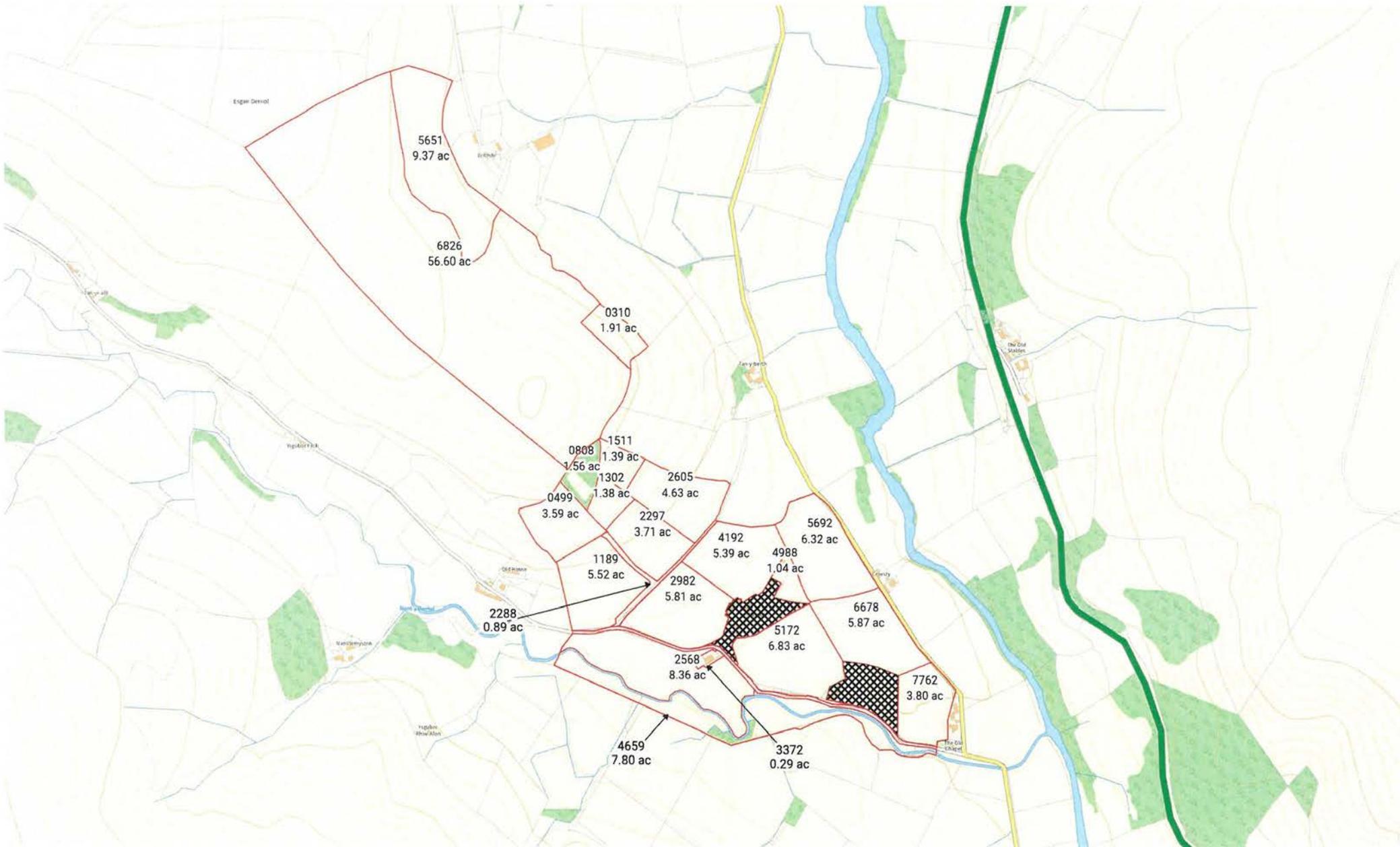




DERNOL FARM

LLANGURIG | LLANIDLOES | SY18 6RZ





DERNOL FARM

LLANGURIG | LLANIDLOES | SY18 6RZ

Rhayader 6.4 miles | Llanidloes 10 miles | Builth Wells 20 miles
(all mileages are approximate)

A PRODUCTIVE MID WALES LIVESTOCK FARM SET IN AN IDYLIC RURAL
LOCATION - FOR SALE BY INFORMAL TENDER
(CLOSING DATE FRIDAY 24TH APRIL 2026 AT 12.00PM)

Two modern livestock buildings
Concrete yard

Lowland Pastureland extending to 74.18 acres
Productive Hill grazing land extending to 67.88 acres
Extending in total to 142.06 acres or thereabouts



Welshpool Office

14 Broad Street, Welshpool, Powys,
SY21 7SD

T: 01938 555552

E: welshpool@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Dernol Farm offers prospective purchasers a great opportunity to acquire a highly desirable livestock farm set in some of Mid Wales' most beautiful and dramatic countryside.

The farm comes for sale on behalf of M/S Price Brothers, who have now decided to retire from active farming and resolve the partnership. The family are retaining the residential dwellings and the main farmyard and will continue to occupy these.

Dernol Farm includes two modern farmbuildings constructed for livestock housing and fodder storage, and these will compliment the 142.06 acres of pastureland and hill grazing. The land lies in one block with the 74.18 acres of valley bottom ground running from just over 800 feet above sea level to 1000 feet above sea level. The hill grazing land adjoins are from around 1100 to 1500 feet above sea level.

The land is well fenced and for the most part has the benefit of good natural water supplies from streams and springs. There are no services connected to the farmbuildings.

The farm has been run as a sheep enterprise for the past 10 years with approximately 40 acres of mowable ground.

SITUATION

The farm is situated in the picturesque Wye Valley which runs from Rhayader to Llangurig alongside the A470 road. The farm is accessed off the A470 via a single track Council maintained tarmac road which leads up to the main agricultural building. Dernol Farm lies approximately 6.4 miles from Rhayader, 5.6 miles from Llangurig, 10 miles from Llanidloes and 30 miles from Aberystwyth (see location plan attached).



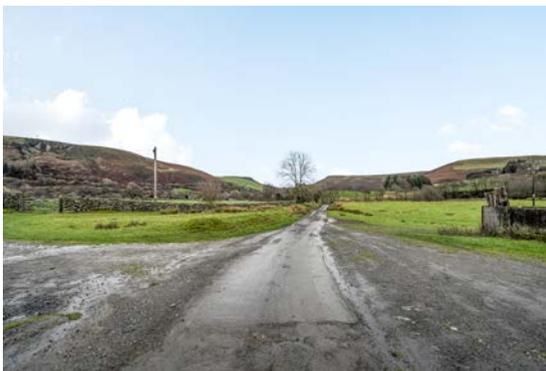
FARMBUILDINGS

The two farmbuildings included in the sale are situated to either side of the farmstead. The main building comprises a steel portal frame multi-purpose building of concrete walls, Yorkshire boarding and fibre cement roof. It has cubicles and loose housing areas with a gated concrete yard to the front. Gross external measurement: 17.5m x 11.5m. Cont...

The sheep shed is of timber construction under a sheeted roof. It has stoned floor and a gross external measurement of 17m x 11m. There are no services connected to the farm buildings.

WATER

The land has the benefit of private and natural water supplies.



LAND

The land lies in one block with good access from the Council maintained roadway. It extends to approximately 142.06 acres in total with a block of approximately 67.88 acres. Please see the Land Schedule as attached. The land is registered with His Majesty's Land Registry for England and Wales under Title Numbers: CYM503682 and CYM166716.

SPORTING RIGHTS AND MINERAL RIGHTS

The sporting rights are believed to be in hand and will pass with the freehold. The mineral rights are reserved and are not included with the sale of the land.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

METHOD OF SALE

The land is offered for sale as a whole in one lot for £950,000. The Vendor does not undertake to accept the highest offer, or indeed any offer. Furthermore, escalating bids or offers made by reference to other bids will not be accepted. The Vendors and their agents reserve the right to withdraw or divide the property and vary the sale method if required.

Interested parties are invited to submit their tenders in writing together with proof of funds to: Halls Holdings, 14 Broad Street, Welshpool, SY21 7SD or via email to: jamese@halls.gb.com by 12.00pm on Friday 24th April 2026.

TENURE & POSSESSION

We understand that the the land is being sold with the benefit of freehold tenure and vacant possession will be available upon completion.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be, or come to be in force, subject to any road widening or improvement scheme, land changes and statutory or provisional by-laws, without any obligation on the vendors to specify them.

RURAL LAND REGISTER

The land is registered on the Rural Land Register with Rural Payments Wales and Basic Payment Entitlements have been claimed on the land. The Basic Payment Entitlements will be included in the sale.

DIRECTIONS

Postcode: SY18 6RZ

What3Words: blend.wound.things

From Llangurig A470 roundabout, proceed on A470 towards Rhayader. Continue for 4.1 miles and turn right. Continue on this road for 1.3 miles and you will arrive at the farm building.



VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

CONTACT DETAILS

Agents: Halls Holdings Ltd, 14 Broad Street, Welshpool, Powys, SY21 7SD
James F Evans
Tel: 07581 552 438
Email: jamese@halls.gb.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

Schedule for Dernal Farm

<u>Field Number</u>	<u>Description</u>	<u>Acres</u>	<u>Hectares</u>
7762	Pasture	3.80	1.54
6678	Pasture	5.87	2.38
5692	Pasture	6.32	2.56
5172	Pasture	6.83	2.76
4988	Pasture and Building	1.04	0.42
4192	Pasture	5.39	2.18
2982	Pasture	5.81	2.35
3372	Yard and Building	0.29	0.18
2568	Riverside Pasture	8.36	3.38
4659	River and Pasture	7.80	3.16
2288	Farm Track	0.89	0.36
1189	Pasture	5.52	2.23
2297	Pasture	3.71	1.50
2605	Pasture	4.63	1.87
0499	Pasture	3.59	1.45
1302	Pasture	1.38	0.56
1511	Pasture	1.39	0.56
0808	Woodland	1.56	0.63
0310	Hill Pasture	1.91	0.77
6826	Hill Pasture	56.60	22.91
5651	Hill Pasture	9.37	3.79
TOTAL:		142.06	57.48

