



Ynysgreigiog Farm

Tre'r Ddol, Ceredigion

Carter Jonas

**Ynysgreigiog Farm
Tre'r Ddol
Machynlleth
SY20 8PL**

A productive livestock holding located near Machynlleth in all extending to approximately 94.08 acres (38.07 hectares).

A rare opportunity to purchase a well equipped livestock unit situated near Machynlleth and enjoying views across the Dyfi Estuary.

Ynysgreigiog Farm comprises a three bedroom Grade II* listed farmhouse and an extensive range of modern farm buildings. The farmland is a ring fenced block of improved grassland, pasture grazing and woodland.

The property is offered for sale by private treaty as a single lot.





Location

Ynysgreigiog Farm occupies a roadside location in the rural community of Tre'r Ddol which lies approximately 7.4 miles from the market town of Machynlleth.

The holding is located 10 miles from the town of Aberystwyth and 24 miles from the market town on Dolgellau.

Amenities

The market town of Machynlleth provides a range of services including a primary and secondary school, local and national supermarkets and a variety of independent public houses and eating opportunities.

The University town of Aberystwyth provides a comprehensive range of services including local and national retailers as well as educational facilities including the University of Wales Aberystwyth.

Floor plan

**Ynysgreigiog Farm
Tre'r Ddol
Machynlleth**

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

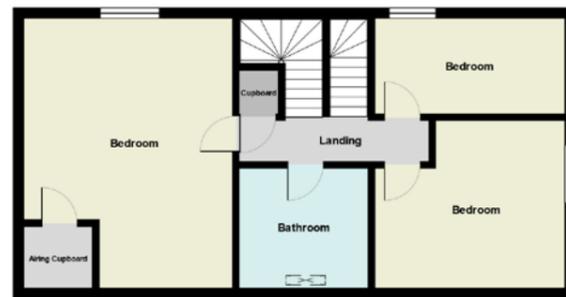
Farmhouse

Ynysgreigiog Farmhouse is a Grade II* listed stone built dwelling located at the heart of the holding and which may be accessed directly off the main access track.

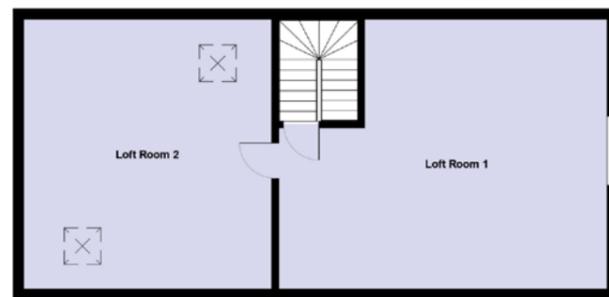
The ground floor accommodation extends to a living room, kitchen, bathroom, pantry, and utility room. Upstairs the property benefits from three bedrooms and a bathroom as well as a large loft space.



Ground floor



First floor



Loft rooms



Buildings

The holding houses an extensive range of modern farm buildings that have been maintained to a very high standard. The farm buildings are well ventilated and all benefit from mains water and an electrical supply.

The modern farm buildings may be accessed from the main access track which leads to a large farmyard that is suited for modern agricultural vehicles.

There are also a range of traditional stone outbuildings located on the holding with the majority of these adjacent to the farmhouse. These buildings would benefit from a general a programme of repair and maintenance.

Biomass Boilers

There is an opportunity to purchase by separate negotiation five biomass boilers operated under three systems at Ynysgreigiog. The biomass boilers were installed and commissioned between 2015 and 2018 and are accredited with Ofgem for the Renewable Heat Incentive.

The boilers are comprised of four five Solarbayer HPS 100LC units with four having and installed capacity of 99kW and the fifth a capacity of 100 kW. The boilers are operated by timber logs feedstock. The systems provide heat to three separate kilns as well as the farmhouse.

Four of the boilers are housed in Building 5 with the fifth housed in a traditional adjacent to the farmhouse.

Further detail on operational costs and the Renewable Heat Incentive scheme are available from the selling agent. The guide price for the biomass boilers is available on application to the selling agent.



Modern farm buildings

No	Type	Area (m)	Description
1	Agricultural Shed	1,073	An 8 bay steel portal frame agricultural building 2 steel gates at each end. Concrete floor with portable cubicles for up to 160 cattle and a feed passage and two scraping passages.
2	General Purpose Agricultural Shed	1,073	An 8 bay steel portal frame building with 2 steel gates at each end. Concrete floor with large holding pens and a feed passage.
3	General Purpose Agricultural Shed	372	A 6 bay steel portal frame building with 2 steel gates at each end and a concrete floor.
4	General Purpose Agricultural Shed	239	A 6 bay steel portal frame building with 2 steel gates at the gable end facing the yard and a concrete floor. Currently used for storing harvested crops.
5	General Purpose Agricultural Shed	252	A 6 bay steel portal frame building, which is split into individual units roller shutter doors to each unit for security. Currently used for storing 4 commercial wood burning boilers.
6	Slurry lagoon	2,067	A concrete lined slurry storage system constructed in 2013 and capable of keeping 450,000 gallons of waste at any one time.

Traditional farm buildings

7	Stone barn	37.5	A traditional stone outbuilding under a slate roof with a hardstanding floor. This building is Grade II Listed.
8	Stone barn	231.60	A two storey stone built traditional farm building under a slate roof. Formerly used to house cattle but now used for storage.
9	General purpose agricultural building	39.52	A former silo with a curved sheet roof with brickwork elevation with both gable ends open and a hardstanding floor. Now used for storage.
10	Stone barn	158.25	An L shaped traditional stone outbuilding with a slate roof which is currently used as stabling and storage.



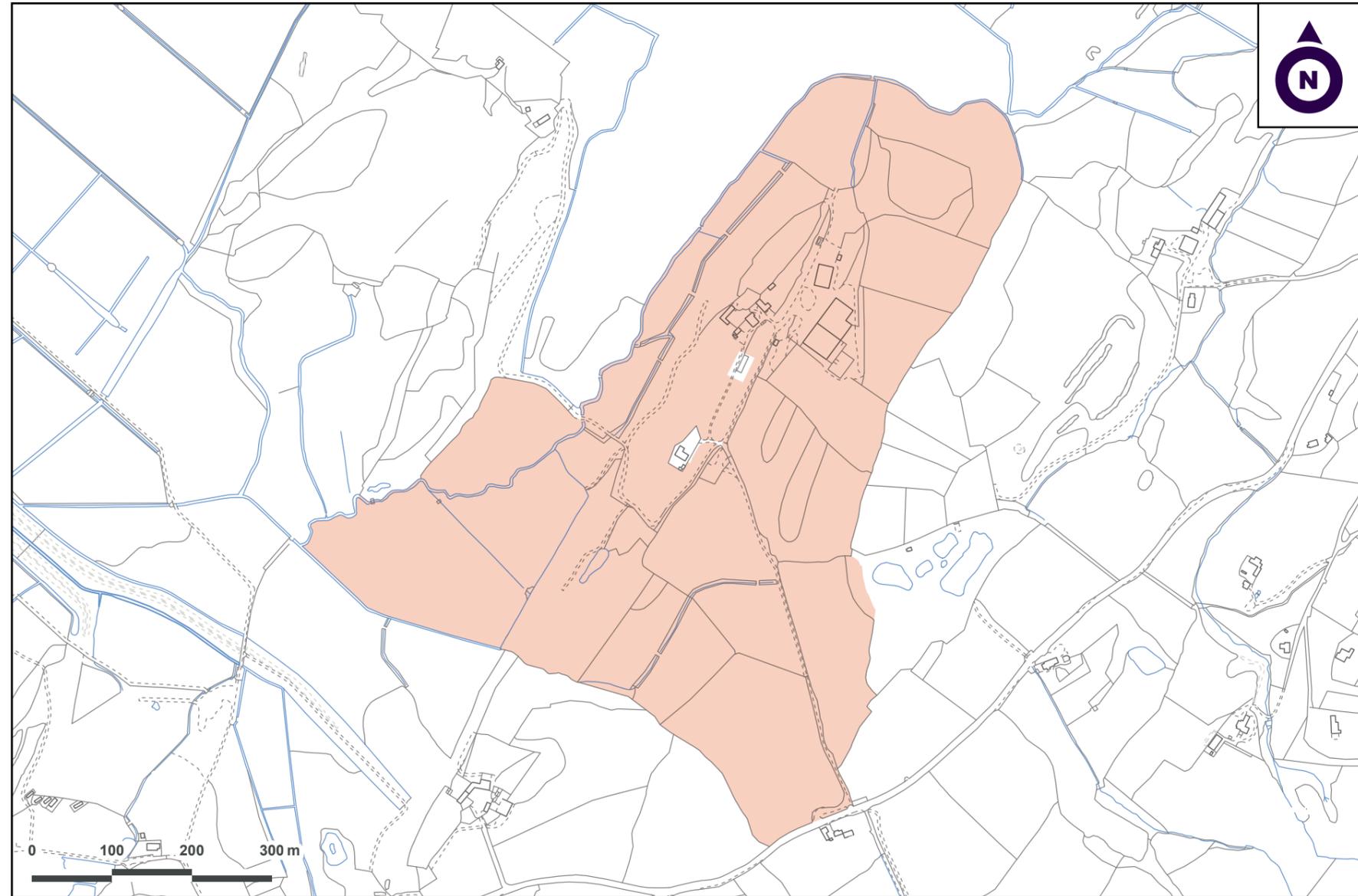
Land

Ynysgreigiog Farm is a productive livestock unit with the farmland being comprised of a mixture of improved grassland, permanent pasture and woodland. The holding is renowned for its early growing and strong yields.

The productive ground is located below the A4387 and extends to approximately 50.55 acres of predominantly improved grassland and pasture that is suited for cattle and sheep grazing whilst also providing silage ground. The balance of the ground extends to approximately 43.53 acres and is comprised of permanent pasture grazing, woodland and the farmstead.

The land is easily accessible from internal tracks and is all stockproof.





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Method of Sale

The property is offered for sale by private treaty as a single lot.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession.

Basic Payment Scheme

The holding is registered by Rural Payment Wales. No Basic Payment Scheme Entitlements are included with the sale however may be available to purchase by separate negotiation.

The Vendors will claim the 2023 payment.

More detailed information is available from the selling agents, however, it is advised that all purchasers take independent advice on the ability to claim under the Basic Payment Scheme.

Services

Ynysgreigiog farmhouse is serviced by main water and electricity, private drainage and a biomass boiler heating system and AGA.

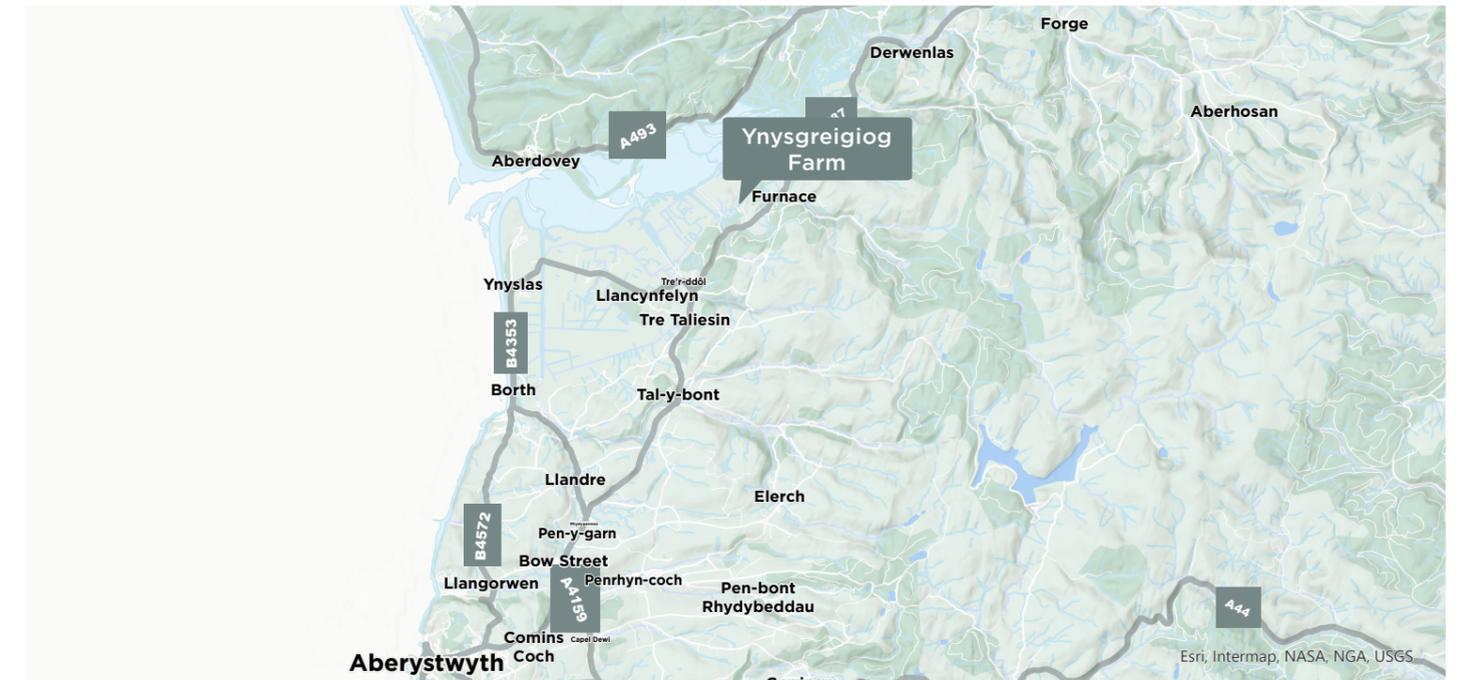
The farm buildings are serviced by mains water.

Biomass Boilers

These are excluded from the sale however are available to purchase by separate negotiation.

Wayleaves Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.



Health & Safety

Given the potential hazards of a livestock farm we would ask you to be as vigilant as possible when making your inspection, for your own personal safety.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting Timber & Mineral Rights

The mines and minerals are reserved to a third party. Further details are available from the selling agent.

The sporting rights are included within the sale.

EPC

F 22

Local Authority

Ceredigion County Council
www.ceredigion.gov.uk

Viewings

Strictly by confirmed appointment with the vendor's agents, Carter Jonas 01248 360414.

Directions

From Machynlleth town centre leave on the A487 in the direction of Aberystwyth. After 6 miles pass through the small village of Furnace and after approximately 1 mile take a right turn towards Ynysgreigiog Farm. The farm tracks leads downwards to the farm building passing through two gates.



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