

TO LET

**Blaencoel,
Elan Valley,
Rhayader.**

**A total of 251.72 hectares
(622 Acres) (or
thereabouts) of in-bye
permanent pasture and
open hill**

**Ymddiriedolaeth
Cwm Elan
Elan Valley
Trust**



Background

The Elan Estate is a stunning location, covering some 72 square miles in the Cambrian Mountains, Mid Wales. This is an opportunity to join an upland farming community and contribute to the management of the estate. The successful tenant will:

- Join an established and collaborative farming community
- Have a unique chance to play a part in this iconic mid-Wales landscape
- Work alongside organisations, including the Landlord and Dwr Cymru Welsh Water to ensure nature benefits, with support and coordination.

We are seeking a tenant who is:

- A team player - committed to working in partnership with neighbours and landlord
- Willing to try new approaches and techniques
- Innovative, with a positive approach

Of particular importance to the Trust is an approach to farming that benefits nature and the landscape, including:

- Use of conservation grazing (ideally mixed grazing)
- Control of invasive vegetation (bracken, molinia grass etc)
- Good management of hay meadows
- Good management of woodlands and ffridd
- Restoration and protection of peat bogs
- Restoration of heather
- Encouraging rare species of plants, invertebrates and birds to flourish
- Hedgerow planting and ffridd expansion



Elan Estate, Rhayader

The Elan Valley Trust presents a rare opportunity to farm a 251.72 hectares (622 acres) (or thereabouts) holding within the heart of the Elan Estate. The Elan Valley Trust (formally the Welsh Water Elan Trust; Charity No. 1001347) are responsible for the administration of the majority of the 72 square mile Elan Estate. The Elan Estate falls within the Cambrian Mountains (an area formerly designated as an Environmentally Sensitive Area (ESA)), is a Special Protection Area (SPA) for wild birds, has Special Areas of Conservation (SAC) for habitats and most of the land has been designated as various Sites of Special Scientific Interest (SSSI). The Trust's objectives are to promote conservation, appropriate public access and disseminate information about the estate. All the unenclosed farmland is subject to a right of public access on foot, and there are many rights of way and other points of interest. The Trust will strive to offer new tenancy opportunities to those with values that share the objectives and ambitions of the Trust and will work with tenants to develop high nature value farming systems as a means of delivering our objectives.



Blaencoel Holding

Blaencoel Holding extends to some 251.72 hectares (622 acres) (or thereabouts) of which approximately 45.2 hectares (111.69 acres) (or thereabouts) is fenced in-by-land and is situated between the Garreg Ddu and the Claerwen Reservoirs and some 6 miles south west of the market town of Rhayader. Grid Reference SN 8919 6417.

The holding includes a traditional stone under part slate roof farm building (approximately 15.4m x 4.60m) and a set of sheep handling pens. The in-by-land is fenced with post and wire fencing with gated access onto the open hill. The holding is approximately 1 mile from the Nantgwyllt carpark and Garreg Ddu Dam and accessed via a private forestry track which is within the ownership of Dwr Cymru Welsh Water and the tenancy benefits from a right of access. The holding lies entirely within the area designated as "Less Favoured" including designations as a Site of Special Scientific Interest, Special Protection Area and Special Area of Conservation.

Tenancy

The holding is being offered for let with effect from 25th March 2024 as a Farm Business Tenancy under the provisions of the Agricultural Tenancies Act 1995. The tenancy will be for an initial 15 year period with specific terms to be agreed between the parties.

The successful applicant will be required to sign the Trust's standard form of tenancy agreement. A copy of the agreement is available upon request or at all reasonable times at the Elan Estate Office, Elan Village.

Sheepflocks

The Landlord has a flock of 196 mixed aged white-faced mountain sheep depasturing the Holding presently. This flock is available to split between the Landlords retained hefted flock and an ingoing tenant flock, the split to be agreed between the parties. The ewes ran with rams from 7th November. Within the count are 26 hoggs which have not been tugged.

The Landlord will retain a hefted flock throughout the term of the tenancy, the Tenant shall hire and use the Landlords' flock during the tenancy. The terms and conditions for this can be found within the standard forms of tenancy agreement available from the Estate Office. The tenant would have the obligation of purchasing the remaining flock as an in-going at commencement of the tenancy agreement.

Flock numbers can be adjusted during the term of the tenancy with prior approval from the Landlord.

Glastir and SSSI

There are existing Glastir options in place until 31st December 2023, which the Landlord will continue to farm in accordance with until 24th March 2024. It would be the incoming Tenant's responsibility to adhere to any land management plans in respect to the SSSI.



In Bye Management

Across the Estate under the Elan Links Scheme an In-Bye Management Plan was developed. An Extract for Blaenocoel can be found on the web advert: www.elanvalley.org.uk/news

Entitlements and Future Support Schemes

There are no Basic Payment Scheme entitlements included with this letting. Any transfer of entitlements between the outgoing and ingoing tenant would be by private negotiation between the parties. The holding has not been entered into the Habitat Wales Scheme at this time due to management transitions. It is desired that the tenant participates in the universal, optional and collaboration layers of the Sustainable Farming Scheme in due course. It will be the incoming Tenant's responsibility to apply for future support schemes as appropriate for the Holding.

Viewings

The holding will be available to view via appointment between 10.00am and 2.00pm on either Tuesday 16th January 2024 or Wednesday 17th January 2024. Please contact the Elan Estate Office to book an appointment and receive viewing instructions. Be respectful to the current occupier and do not cause unnecessary disturbance.



Miscellaneous

Offering: The holding is being offered to let by tender and all tenders must be returned to the Elan Estate Office, Elan Village, Rhayader, Powys, LD6 5HP by no later than 12:00 Noon on **Tuesday 6th February 2024** and be clearly denoted as such. Tenders must be submitted on the attached form and must include the following information:-

- The applicants full name, address and particulars of their family;
- The rent per annum offered for the holding.
- Full particulars of the applicant's previous farming experience.
- Full particulars of the applicant's present farming system (if applicable)
- Capital and other resources available.
- Applicants proposals for the future use of the holding now offered, including means of conservation farming for nature.
- Detailed budget proposals for the farm together with a 5 Year Business Plan.
- The names and addresses of 3 persons from whom references may be obtained, one of whom must be the applicants Bank Manager if your application includes borrowing money, if not then a financial/trade reference.
- The name and address of the applicants present Landlord (if any).

Interviews with potential candidates will be conducted the week commencing the **12th February 2024**.

NOTE The information in these particulars is given in good faith but cannot be regarded as forming part of any contract. The Landlords do not bind themselves to accept the highest or indeed any tender.

For further information please contact :-

Charlotte Harley BSc (Hons) MRICS FAAV

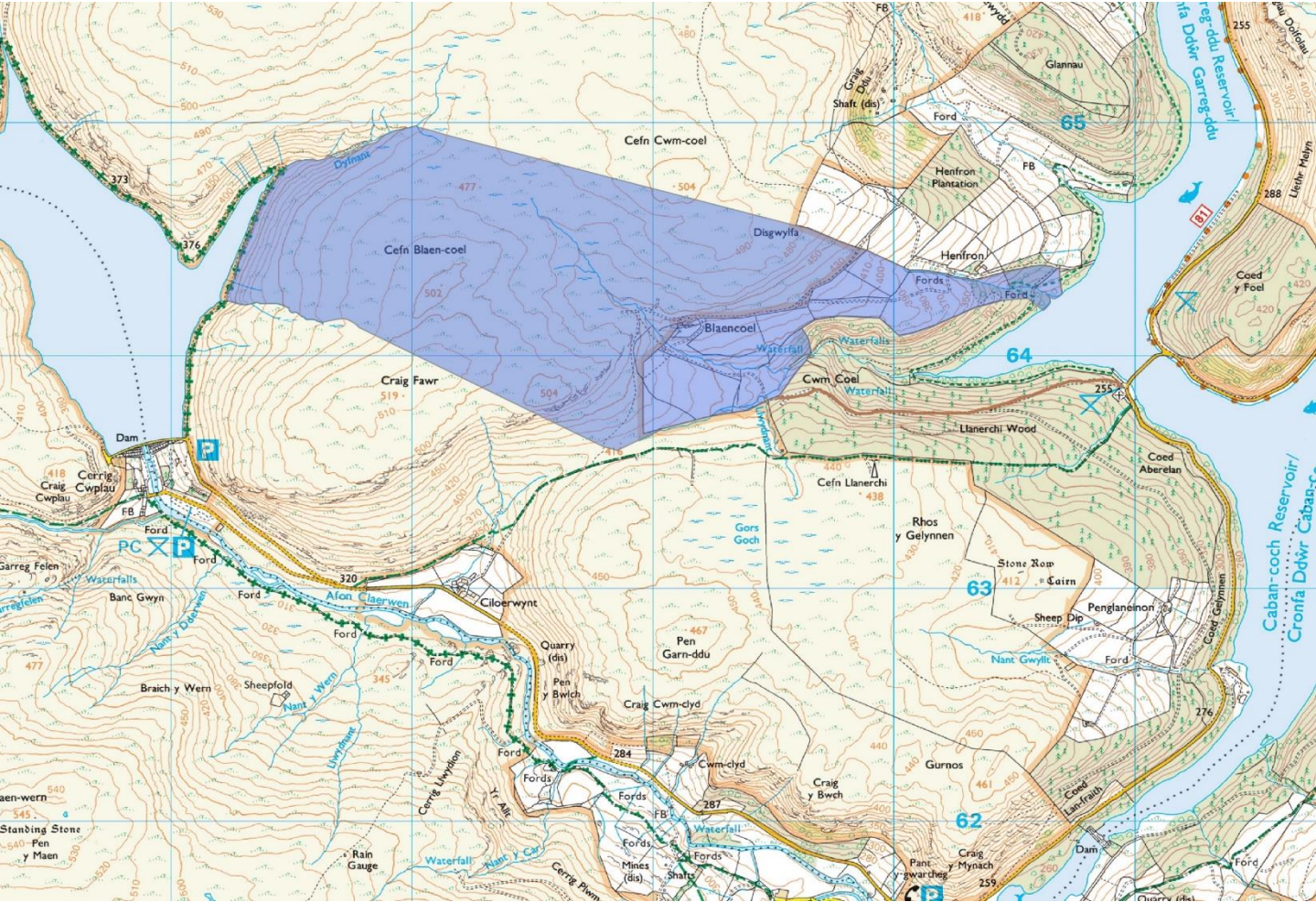
Estate Manager & Land Agent
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Charis Denham BSc (Hons) MRICS

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Location Plan

KEY: Holding shaded blue. Access marked brown. Map for approximate identification only.



Not to Scale. For identification purposes only.

Field Details

Field Parcels	Size (Ha)
SN9064 2025	13.65
SN9064 4530	5.99
SN8964 4311	6.73
SN8963 3598	6.00
SN8963 2085	9.60
SN8963 5498	3.23
Hill	
SN8864 6040	206.52

Field parcel details taken from RPW On-Line.



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IMPORTANT NOTICE: Elan Valley Trust has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. Any measurements and distances given are approximate only. Purchasers or tenants should satisfy themselves of all of the aforementioned by independent inspection or otherwise. Elan Valley Trust nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. These particulars are for general information purposes only and do not represent an offer of contract or part of one.