

# TO LET

**Ty Mawr Sheepwalk,  
Elan Valley,  
Rhayader.**

**140.80 hectares (347.90  
Acres) (or thereabouts) of  
Unenclosed Permanent  
Pasture**

**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)
- Restoration and protection of peat bogs
- Restoration of heather
- Encouraging rare species of plants, invertebrates and birds to flourish
- Engage collaboratively in land management plans with neighbouring commoners



## Elan Estate, Rhayader

The Elan Valley Trust presents a rare opportunity to farm a 140.80 hectares (347.90 acres) (or thereabouts) holding within 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.



*Figure 1: View from holding northwest July 2023*

## Ty Mawr Sheepwalk

Ty Mawr Sheepwalk extends to some 140.80 hectares (347.90 acres) (or thereabouts) of unenclosed permanent pasture bordering the Cwmdauddwr Common and is situated at the northern end of Graig Goch Reservoir adjacent to the Aberystwyth Mountain Road and some 5 miles from the market town of Rhayader. Grid Reference SN 912 717

This totally unenclosed sheepwalk has a set of sheep handling pens and has direct vehicular access off the Aberystwyth Mountain Road. The holding lies entirely within the area designated as "Less Favoured" including designations as a Site of Special Scientific Interest and Special Protection Area. The land lies between the 1000' and 1600' contours and has a mainly southerly aspect.

## Tenancy

The holding is being offered for let with effect from 13<sup>th</sup> May 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.

## Sheep Flock

There is no Landlord's hefted flock on the holding.

## Conservation Grazing

The use of mixed grazing would benefit the holding and the Landlord would be willing to work collaboratively with the incoming tenant to invest in a Nofence grazing system on the holding and aid provisions for a suitable handling pen.

## Glastir and SSSI

There were Glastir options in place until 31st December 2023, which the Landlord will continue to farm in accordance with until 13<sup>th</sup> May 2024. The maximum stocking rate has been 0.05 LUs per hectare for 1st October and 31st March and for 1<sup>st</sup> April and 30<sup>th</sup> September there is a minimum of 0.17 LUs and maximum of 0.31 LUs per hectare. It would be the incoming Tenant's responsibility to adhere to any land management plans in respect to the SSSI, however we can advise that during the first year there is a degree of leniency in the minimum rates as the optimal grazing would include, say 15 cattle from June to September which could be a substantial investment.



*Figure 2: Existing handling pens March 2024*



*Figure 3: View from the holding across the Valley March 2024*

## Entitlements and Future Support Schemes

There are no Basic Payment Scheme entitlements included with this letting. 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. This holding is being offered now so the incoming tenant has the safeguard opportunity of claiming in BPS 2024 and all endeavours will be made to award the tenancy in a timely fashion to enable this.

## Viewings

Please contact the Elan Estate Office to book an appointment and receive viewing instructions. View only during daylight hours and whilst in possession of a copy of these particulars. Utilise the car park at Pont ar Elan and conduct viewings on foot. 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 9<sup>th</sup> April 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 a minimum of 3 years 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 **15<sup>th</sup> April 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 :-

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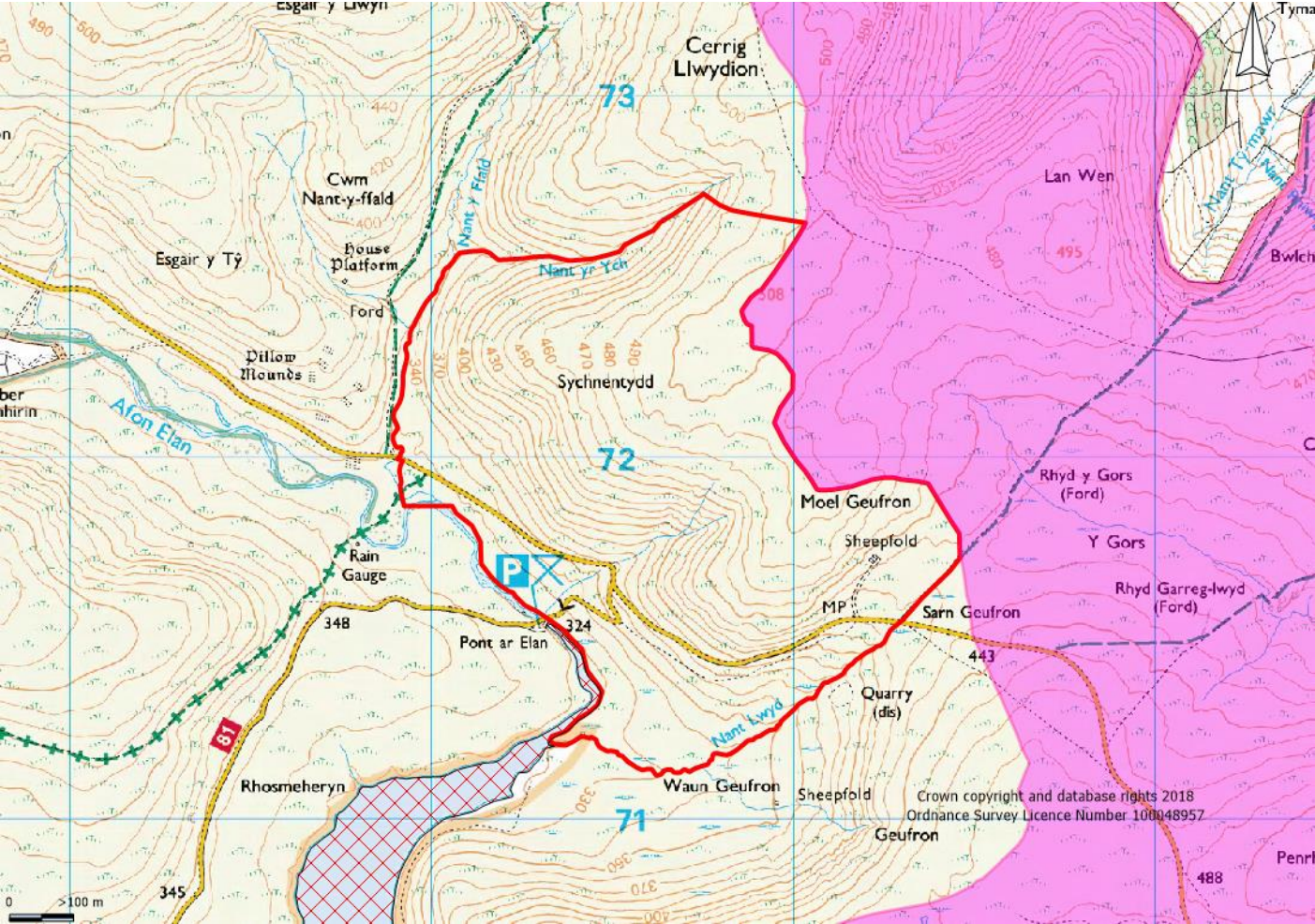


*Figure 4: Handling Pens March 2024*



*Figure 5: View up valley July 2023*

Location Plan



Not to Scale. For identification purposes only.  
KEY: Sheepwalk outlined in red. Cwmdauddwr Common shown in pink.

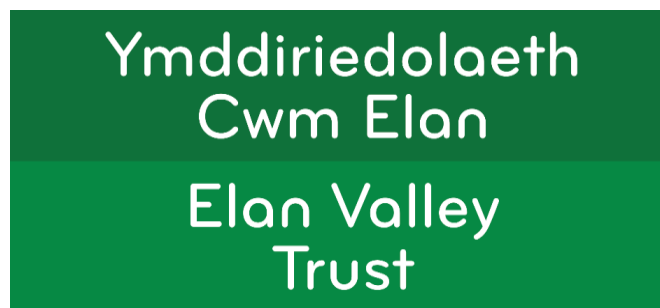
## Field Details

Field Parcels	Size (Ha)
SN9071 2968	7.94
SN9071 6933	21.96
SN9072 6401	110.90
<b>Total</b>	<b>140.80</b>
	<b>347.9 Acres</b>

Field parcel details taken from RPW On-Line.



Figure 6: View of holding from Mountain Road July 2023



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.