



# Abergwngu Farm

To Let by Informal Tender

Elan Valley, Rhayader, Powys LD6 5HS

3  1  366 Ha

Ymddiriedolaeth  
Cwm Elan  
Elan Valley  
Trust

# Abergwngu Farm

## Elan Valley, Mid Wales

3  1  366 Ha

---

**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 nature conservation, facilitate public access and provide opportunities for education, physical recreation, health and wellbeing and general charitable purposes. All the unenclosed farmland is subject to a right of public access on foot, and there are many public rights of way and other points of interest. The Trust will strive to offer new tenancy opportunities to those with values that reflect 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.





## The Opportunity

A rare opportunity to farm a 366.35 hectares (905.25 acres) (or thereabouts) equipped holding within the Elan Estate. The tenant will join an upland farming community and contribute to the management of the estate.

Elan Valley Trust have further holdings available to let and applicants are able to apply for more than one holding or a combination thereof. Please refer to our website for details of further holdings available.

### 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 Dŵr Cymru Welsh Water to ensure nature benefits, with support and coordination.

**Of particular importance to the Elan Valley Trust is an approach to farming that benefits nature and the landscape and we are seeking a tenant who is:**

- An enthusiastic team player - committed to working in partnership with neighbours and landlord
- Willing to try new approaches and techniques
- Innovative, with a positive approach
- Mindful of the Elan Valley Trust's charitable objectives

## Abergwngu Holding

Abergwngu extends to some 366.35 hectares (905.25 acres) (or thereabouts) of which approximately 18.68 hectares (46.16 acres) (or thereabouts) is fenced in-by-land and is situated off the old Aberystwyth Mountain Road some 7.5 miles north west of the market town of Rhayader. Grid Reference SN 87057352 (farmstead). What3Words: slider.purifier.stewing (farmhouse).

The off-grid holding includes a detached 3 bedroom modernised dwelling, a modern steel portal frame 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 accessed off the old Aberystwyth Mountain Road via a private access track over which the tenancy benefits from a right of access. The farmstead is accessed through a ford in the River Elan but also benefits from a pedestrian footbridge over the river.

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 29th September 2026 as a Farm Business Tenancy (FBT) 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 agreement will include a break clause operational at five years.

The successful applicant will be required to sign the Trust's standard form of tenancy agreement. It will be a requirement of the named tenants of the holding to reside in the farmhouse as their permanent residence for the term of the tenancy agreement. Estate's standard FBT repair liabilities will apply. A copy of the agreement is available upon request or at all reasonable times at the Elan Estate Office, Elan Village.







## Farmhouse

Abergwngu Farmhouse is a detached farmhouse with accommodation comprising entrance hall, kitchen diner, living room, utility with WC, 3No. bedrooms and family bathroom. There are gardens to the front and side/rear and a range of domestic outbuildings. EPC: C. Council Tax: B. Local Authority: Ceredigion Council.

## Services

Services include private electricity (diesel generator with battery storage and associated solar array), oil-fired central heating with associated solar hot water panels, private water and private sewerage.

## Farm Building

Steel portal frame building with some internal holding pens. To one end of the building is the diesel generator for the property. To the front and side of the building are a set of sheep handling pens.

## Livestock

Mixed grazing is desirable for conservation grazing. The Landlord has a flock of 195 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. Within the count are 45 hogs. There is the opportunity to purchase an additional 40 ewes and run as a tenant flock.

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 opportunity of purchasing the remaining flock as an in-going at commencement of the tenancy agreement.

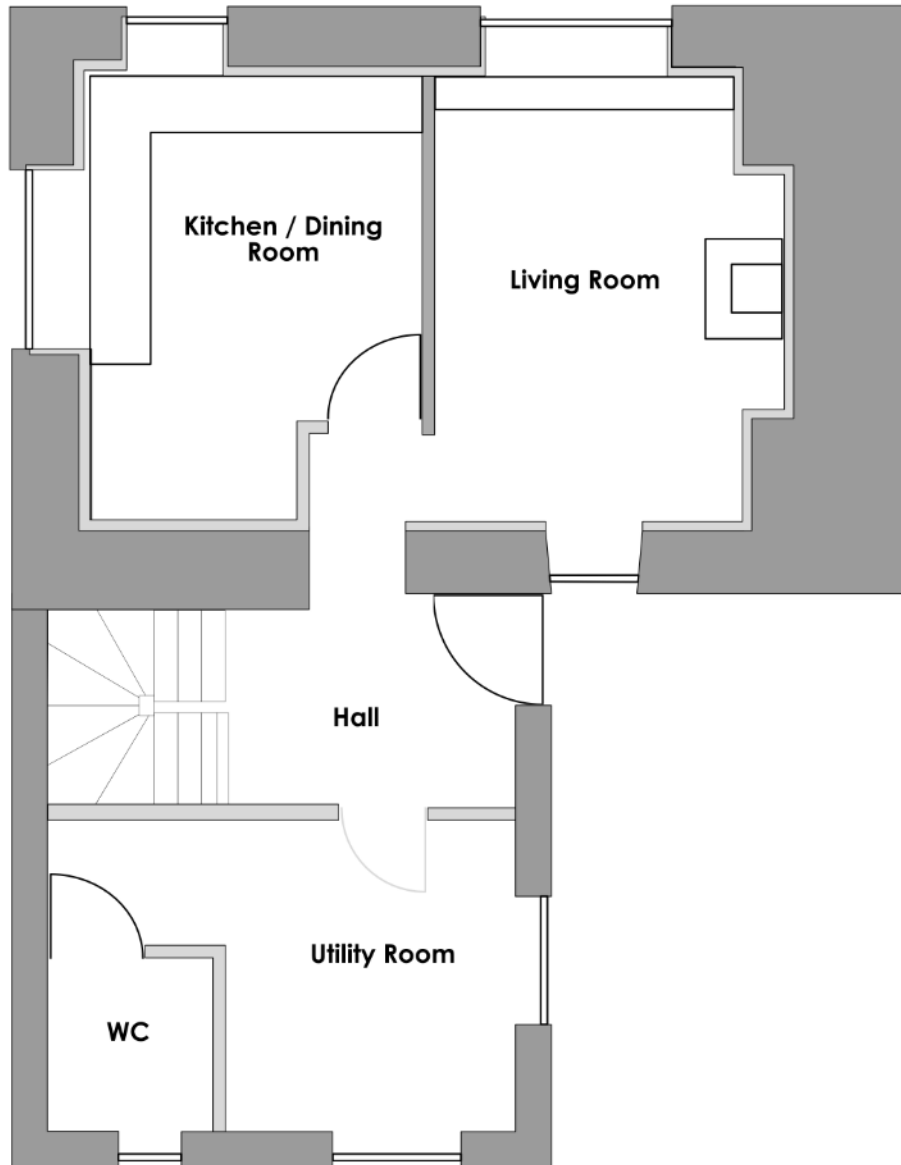
Flock numbers can be adjusted during the term of the tenancy with prior approval from the Landlord. The maximum number of livestock at the holding can be discussed with Elan Valley Trust considering the need to graze the land appropriately and introduce cattle if desired.



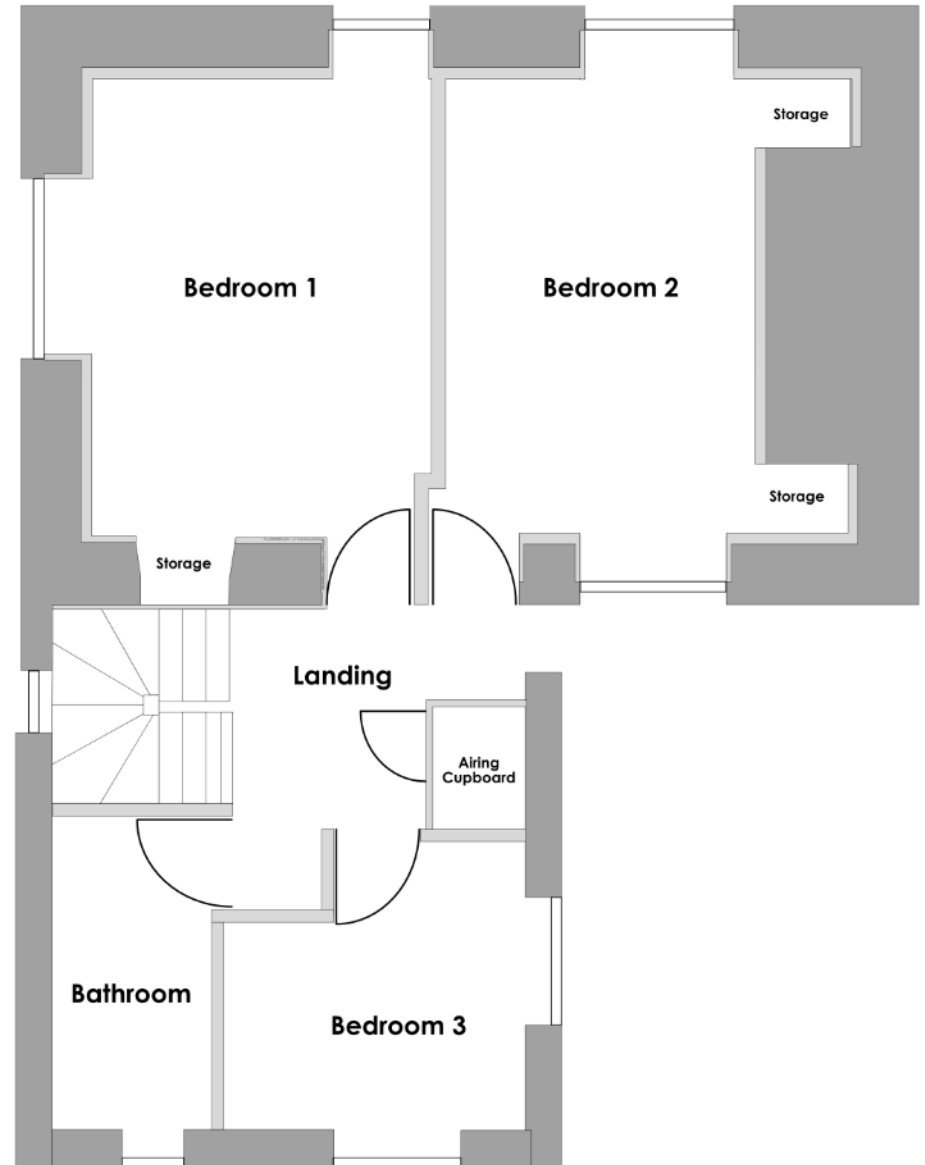


Internal photographs were taken in 2019

**Abergwngu Farmhouse  
Ground Floor Plan**



**Abergwngu Farmhouse  
First Floor Plan**





## Energy Performance Certificate (Prior to solar panel installation)

### Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Peatland Management

Elan Valley Trust have completed a peatland restoration project on the holding; full details can be obtained from the Elan Estate Office. The ingoing tenant would be expected to manage the holding so as to not degrade the restoration works. Throughout the tenancy agreement the Landlord would maintain a right to enter the holding (upon giving reasonable prior notice) with or without equipment for all purposes in connection with the surveying, maintenance and enhancement of the peatland restoration works already undertaken on the Property.

## SSSI Management

It would be the incoming Tenant's responsibility to adhere to any land management plans in respect to the SSSI and Sustainable Farming Scheme Universal Action 7: Designated Site Management Plan.

## Sustainable Farming Scheme

There are no Basic Payment Scheme entitlements included with this letting. The holding was not entered into the Sustainable Farming Scheme in 2026. It will be the incoming Tenant's responsibility to apply for future support schemes as appropriate for the Holding.

## Rights of Way and Public Access

The unenclosed open hill land is classified as open access land under the Birmingham Corporation Water Act 1892. There are no public rights of way running through the enclosed in-by land.

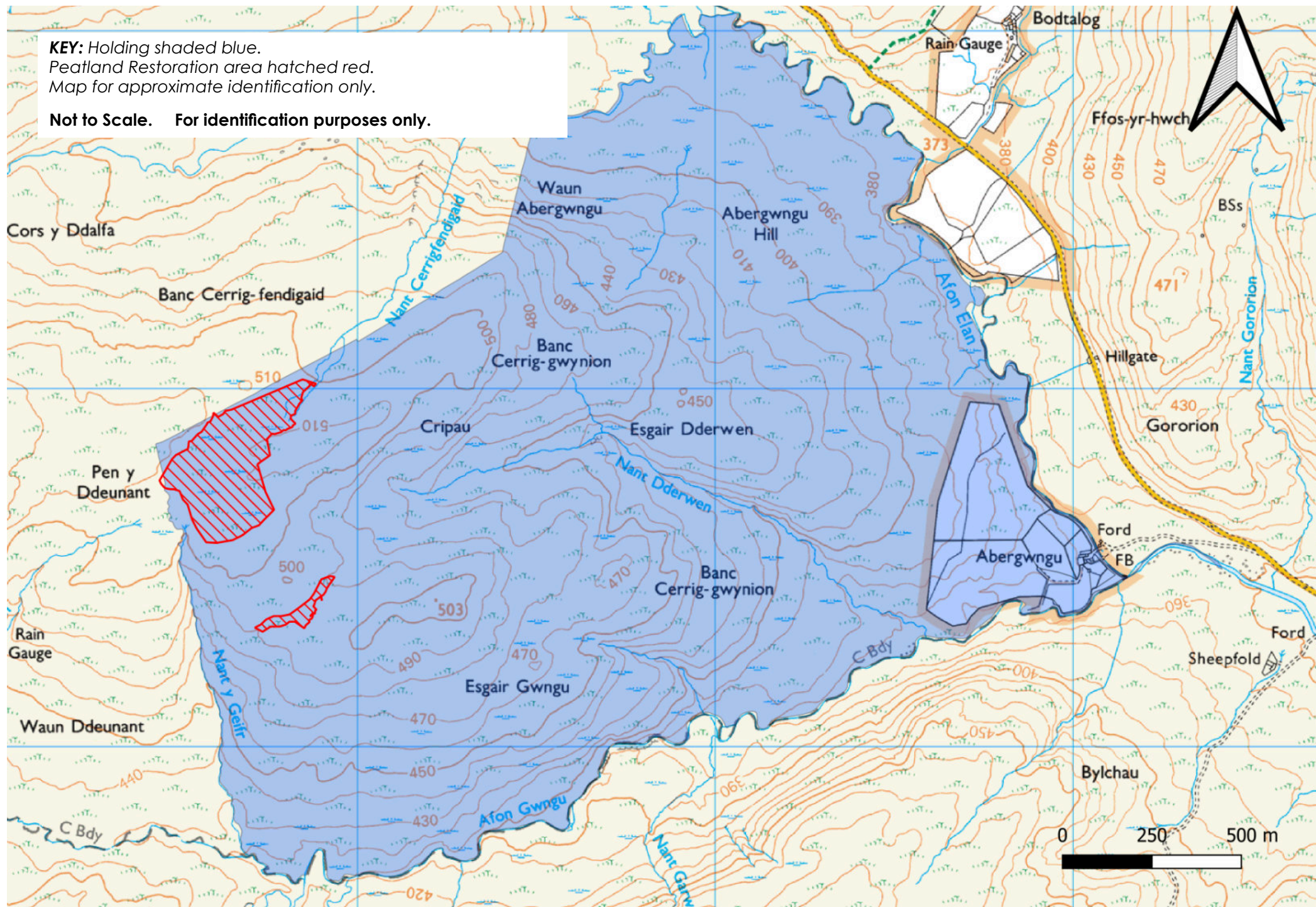
## Field Details

Field parcel details taken from RPW Online.

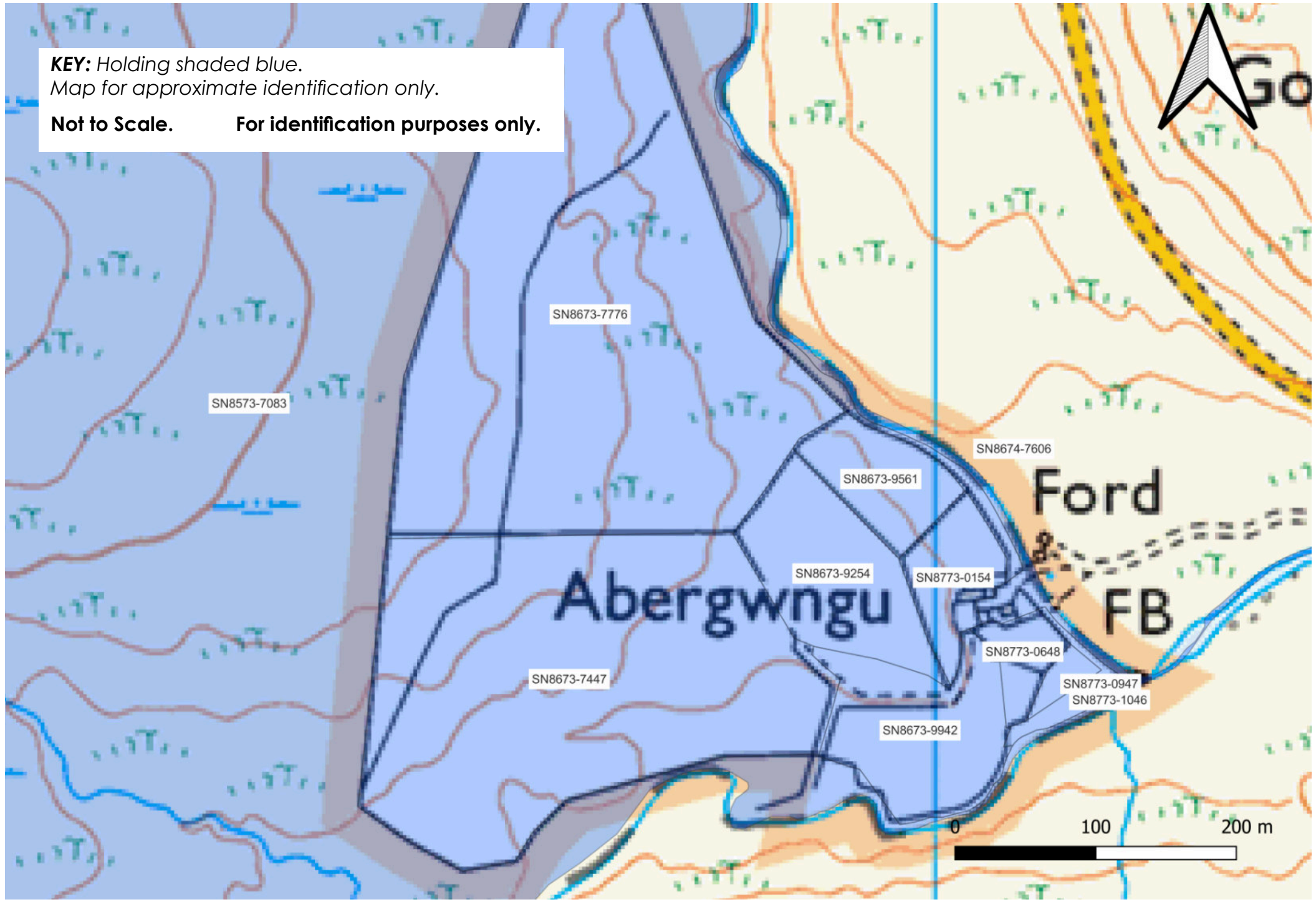
Field Parcels	Description	Size (Ha)
SN8674 7606	Farmstead and River	0.83
SN8773 0154	In-bye with Building	0.54
SN8673 9561	In-bye	0.63
SN8673 9254	In-bye	1.21
SN8673 9942	In-bye	1.24
SN8773 0648	In-bye	0.28
SN8773 0947	In-bye	0.10
SN8773 1046	In-bye	0.17
SN8673 7776	In-bye	7.88
SN8673 7447	In-bye	5.80
SN8573 7083	Open Hill	347.67
	<b>Total</b>	<b>366.35</b>
		<b>905.25 acres</b>

**KEY:** Holding shaded blue.  
Peatland Restoration area hatched red.  
Map for approximate identification only.

**Not to Scale. For identification purposes only.**



**KEY:** Holding shaded blue.  
Map for approximate identification only.  
**Not to Scale.**      **For identification purposes only.**



## Viewings

Viewings are **strictly by appointment** between **10.00am and 3.00pm on Friday 5th June 2026**. Proof of identification will be required when arranging a viewing appointment. Please contact Elan Estate Office to book at appointment and receive further viewing instructions. The property is not available to view on any other day.

## Tender Process

Offering: The holding is being offered to let by informal tender and tender application packs are available to interested parties. Applicants must inspect the holding before submitting a tender. Applications will only be accepted from those having attended a viewing day. Applications must be submitted using the prescribed form which are to be signed, marked Private and Confidential and returned to the Elan Estate Office, Elan Village, Rhayader, Powys, LD6 5HP. Applications can also be emailed to: **lettings@elanvalley.org.uk** - If submitting electronically please request an email read receipt.

**Deadline for receipt of applications** by email or post by no later than **5.00pm on Tuesday 23rd June 2026**. Tenders received after this time will not be considered.

## Applications must include the following information

- The applicant's full name, address and particulars of their family;
- The rent per annum offered for the holding. Tenders must be a specific sum. VAT will be charged at the prevailing rate on the rent relating to the land and farm building. It should be noted that the rent should be tendered on a fixed pounds per annum basis for the first three years.
- 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, to include a information as to the assets they will be bringing to the holding such as livestock and dead stock
- Applicant's 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 applicant's Bank Manager if your application includes borrowing money, if not then a financial/trade reference.
- The name and address of the applicant's present Landlord (if any).
- If applying for more than one holding, please be clear on application form.

There is a welcome for applications to be submitted in Welsh. Please note interviews will be conducted in English.

**The Landlords do not bind themselves to accept the highest or indeed any tender.**



## Selection Process

All applications received on or before the tender deadline will be considered and a shortlist prepared.

Shortlisting will be based upon the tender submissions and applicants will be notified in writing. Those applicants who are shortlisted will be invited to attend an interview and it is anticipated that interviews will be conducted the week commencing 6<sup>th</sup> July 2026, although the exact date is to be confirmed. If necessary, a further shortlist may be prepared and followed up by a second interview.

Subject to satisfactory reference and credit checks the successful candidate will be offered the farm business tenancy (subject to contract) of the holding.

Farm Business Tenancy to commence on 29th September 2026.

Each party to bear their own legal costs. The incoming tenant will be required to register the lease with the Land Registry and pay the necessary Land Transaction Tax that may be payable.

### **Further information about Elan Valley Trust can be found at:**

<https://elanvalley.org.uk/about/>

<https://elanvalley.org.uk/about/elan-valley-trust/>

### **For further information please contact:**

Elan Valley Trust

Elan Estate Office

Tel No. 01597 810449

Email: [lettings@elanvalley.org.uk](mailto:lettings@elanvalley.org.uk)

**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. Plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents. Services, equipment or facilities have not been tested. 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.