



Tynllidiart Farm

To Let by Informal Tender – Ideal Starter Holding

Elan Valley, Rhayader, Powys LD6 5HS

2  1  92 Ha

Ymddiriedolaeth
Cwm Elan
Elan Valley
Trust

Tynllidiart Farm

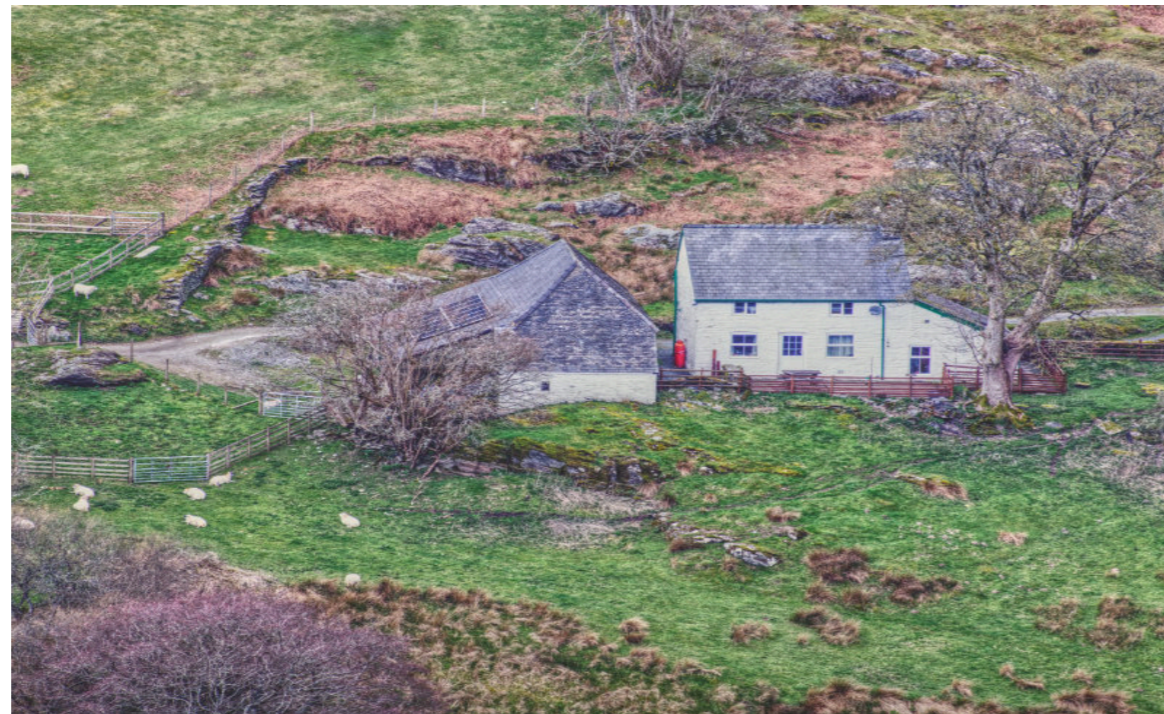
Elan Valley, Mid Wales

2  1  92 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 91.73 hectares (226.66 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.

Due to the size of the holding it is considered suitable for young farmers and new entrants to farming. The Elan Valley Trust would work closely with young farmers and new entrants to support the growth and development of their farming business.

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

Tynllidiart Holding

Tynllidiart extends to some 91.73 hectares (226.66 acres) (or thereabouts) of which approximately 25.49 hectares (62.99 acres) (or thereabouts) is fenced in-by-land and is situated in the heart of the Elan Valley some 7.8 miles west of the market town of Rhayader.

Grid Reference for farmstead: SN 90976612
What3Words: wanted.frizz.jubilant

The off-grid holding includes a detached 2 bedroom modernised farm cottage, a traditional stone under slate building (approximately 27.4m x 13.7m) 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 a no through unclassified minor gated council highway (U1552) from the council highway running through the Elan Valley (C1206). 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 5 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. 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

Tynllidiart is a detached farm cottage with accommodation comprising kitchen diner, living room, internal hallway/utility space, ground floor shower room, 2No. bedrooms and family bathroom. There are gardens to the front and side/rear and a parking area to the rear. EPC: E. Council Tax: TBC. Local Authority: Powys County Council.

There is the opportunity to take the dwelling fully-furnished.

Services

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

Farm Building

Traditional stone and timber clad under slate roof building with some internal holding pens and traditional stalls. To one end of the building is the diesel generator for the property. Solar panels are situated on the roof.

Livestock

Mixed grazing is desirable for conservation grazing. The Landlord has a flock of 130 mixed aged speckle-faced mountain sheep depasturing the Holding presently, managed under a Heptivac P system. Within the count are 30 hoggs. This flock is available to split between the Landlord's retained hefted flock and an ingoing tenant flock, the split to be agreed between the parties.

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 of 40 sheep as an in-going at commencement of the tenancy agreement.

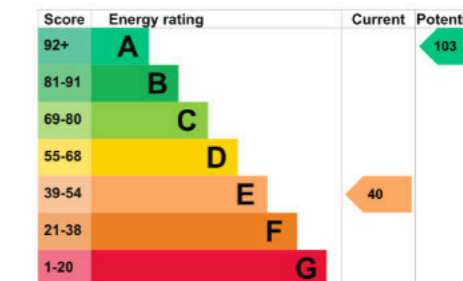
Flock numbers can be adjusted during the term of the tenancy with prior approval from the Landlord. The maximum number of livestock at the holding can be discussed with Elan Valley Trust considering the need to graze the land appropriately and introduce other grazers if desired.

Energy Performance Certificate (Prior to solar panel installation)

Energy rating and score

This property's energy rating is E. 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.

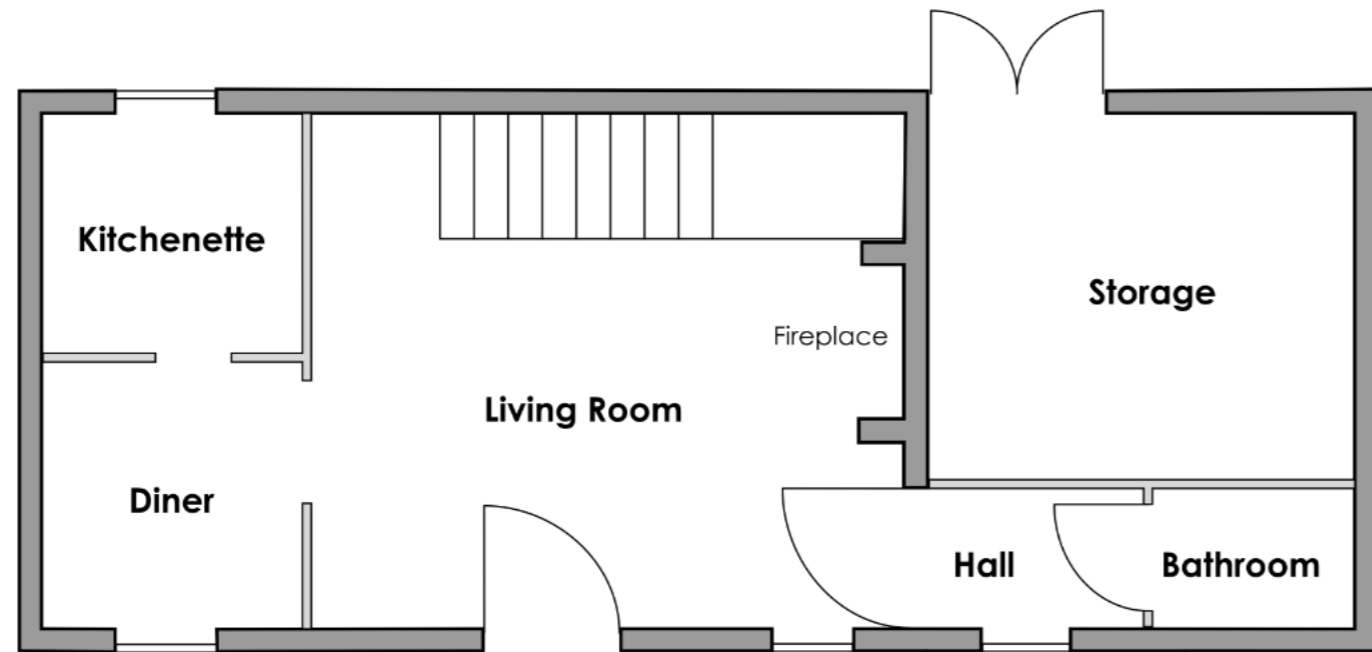
For properties in England and Wales:

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

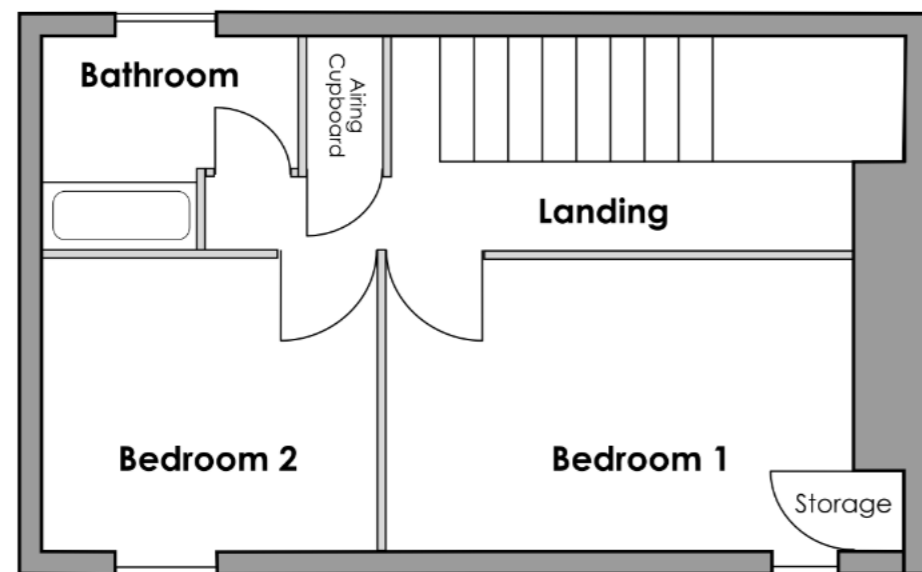




Tynllidiart Farmhouse
Ground Floor Plan



Tynllidiart Farmhouse
First Floor Plan





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. The ongoing management is that of the prevailing Glastir Agreement; information can be obtained from the Elan Estate Office.

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.

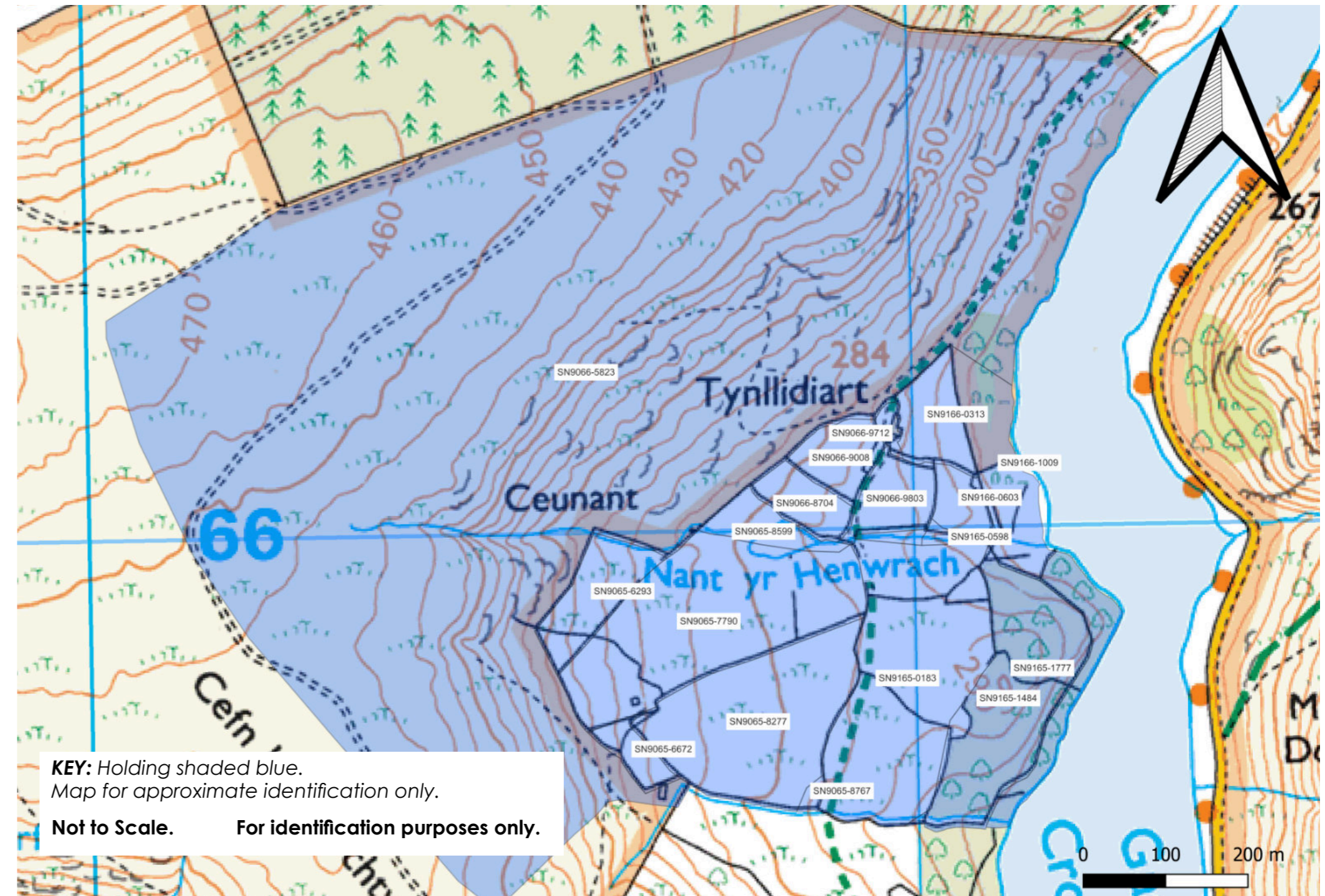
Rights of Way and Public Access

The unenclosed open hill land is classified as open access land under the Birmingham Corporation Water Act 1892. There is a public footpath running through the enclosed in-bye land and through the farm yard.

Field Details

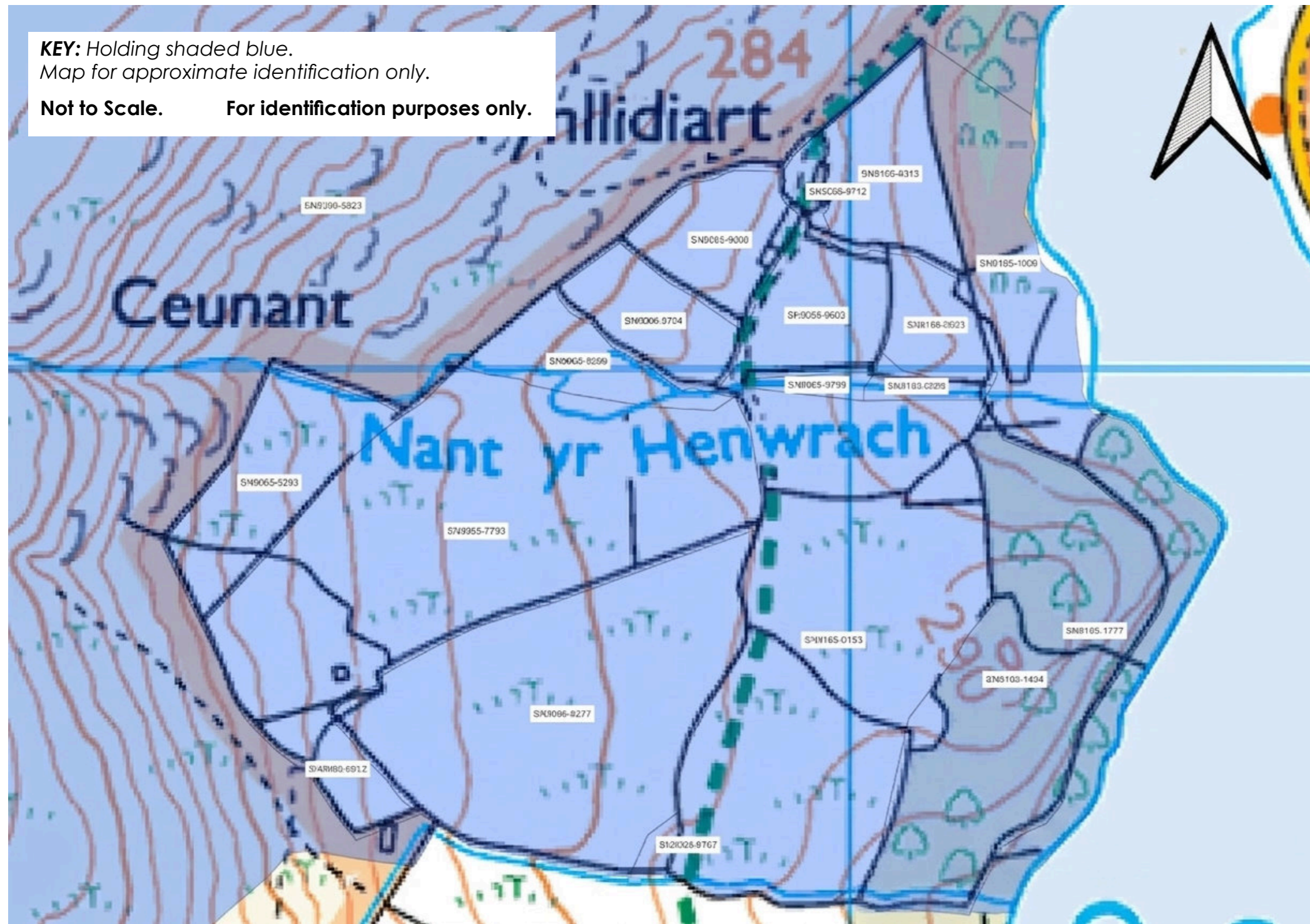
Field parcel details taken from RPW Online.

Field Parcels	Description	Size (Ha)	Field Parcels	Description	Size (Ha)
SN9066 9712	Farmstead	0.15	SN9165 1777	Woodland	0.99
SN9166 0313	In-bye	0.91	SN9165 1484	Woodland	3.31
SN9166 1009	In-bye	1.57	SN9165 0183	In-bye	4.96
SN9166 0603	In-bye	0.47	SN9065 7790	In-bye	4.78
SN9066 9803	In-bye	0.80	SN9065 8277	In-bye	3.71
SN9066 9008	In-bye	0.76	SN9065 6293	In-bye	1.11
SN9066 8704	In-bye	0.65	SN9065 6672	In-bye	0.41
SN9065 8599	In-bye	0.58	SN9065 8767	Scrub	0.09
SN9065 9799	In-bye	0.10	SN9066 5823	Open Hill	66.24
SN9165 0598	In-bye	0.14	Total		91.73
					226.66 acres



KEY: Holding shaded blue.
Map for approximate identification only.

Not to Scale. For identification purposes only.



Viewings

The holding will be available to view **strictly via appointment only** on **Saturday 23rd, 30th May and 6th June 2026** and at no other time. Proof of identification will be required when arranging a viewing appointment. Please contact Elan Estate Office to book an 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 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. We will weight the scoring of applications in favour of suitably qualified young farmers or new entrants, and those progressing from new entrant status wherever we think they can contribute to our wider objectives, although others may also apply for this opportunity. New entrants are encouraged to demonstrate how this opportunity allows the establishment of a new agricultural unit or the development of a recently established one. Applicants who are not new entrants should demonstrate their suitability for the holding and how it enhances their existing business.

Those applicants who are shortlisted will be invited to attend an interview and it is anticipated that interviews will be conducted the week commencing 6th 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.

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

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.