

TO LET

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**Llwynbedw
Farm,**
Talybont-on-Usk,
Powys,
LD3 7YT

**386 HECTARES (954
ACRES) OF LAND WITH
ACCOMPANYING COMMON
RIGHTS ON THE ADJACENT
BUCKLAND COMMON**

 **Dŵr Cymru
Welsh Water**
 **Cooke & Arkwright**

SUMMARY

Cooke & Arkwright are delighted to offer Llwynbedw Farm on a 25 year FBT from March 2027. The fully equipped farm is a traditionally managed upland farm practicing the ‘Hafod and Hendre’ system. The fully equipped holding extends to approximately 386 hectares (954 acres) of land shown edged in black on the plan, with accompanying common rights on the adjacent Buckland Common.

TENANCY REQUIREMENTS

Dwr Cymru commissioned a report (available in the information pack) which highlights the requirements demanded of any new tenant. There is an important emphasis on water quality, not only with Dwr Cymru as the landlord but also as the farm is located adjacent to the Talybont Reservoir. Sympathetic farming is paramount and as the report suggests will require careful stock and nutrient management on the holding.

The farming system at Llwynbedw will be based on a flock of 1400 ewes with 300-350 replacements along with 25 cows with 5 replacements. Interested parties are greatly encouraged to review the ADAS report so that they fully understand and satisfy themselves of the requirements expected.

Dwr Cymru are looking for an enthusiastic and dedicated tenant for the holding who can deliver exciting and long term beneficial changes on the land as well as farm the holding in a profitable manner.

LOCATION

What3Words

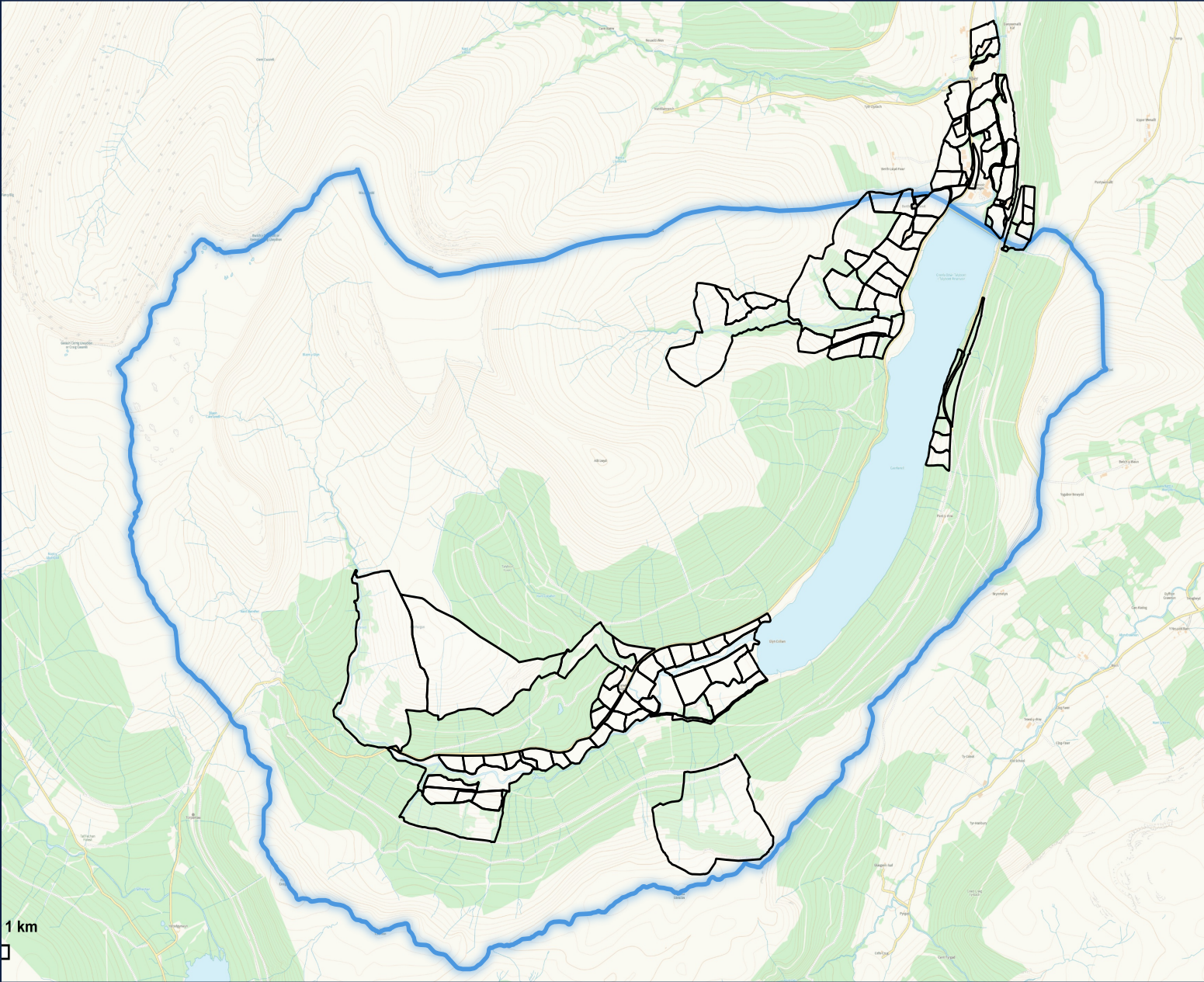
///fuzz.robot.rescue

The holding is located 1.5 miles to the south of Talybont-on-Usk and approximately 9 miles to the south east of Brecon and within easy reach of Abergavenny, Cardiff and Hereford. The holding is located close to several auction marts including Brecon, Sennybridge, Hereford, Abergavenny and Monmouth.

LAND AND SITUATION

The holding consists of two main land blocks at either end of the Talybont Reservoir split by commercial forestry. There is some grazing below the dam and also on the opposite bank of the reservoir. The land classification is mostly 4 with the higher ground being 5.

Some of the land is designated SSSI and so a sympathetic grazing regime will need to be adopted here in line with NRW’s requirements. Fencing improvements will be made to the farm to stop stock from entering waterways and providing further buffers from runoff.



COMMON LAND

The holding is let with associated common rights to graze sheep. Historically the farm has held approximately 4000 ewes, but it is Dwr Cymru’s expectation that the incoming tenant will farm no more than 1400 ewes with 300-350 followers. As these sheep are a hefted flock they will be purchased from the outgoing tenant by the incoming tenant on 1st March 2027. At the point the tenancy starts the flock will be in lamb.

ACCESS

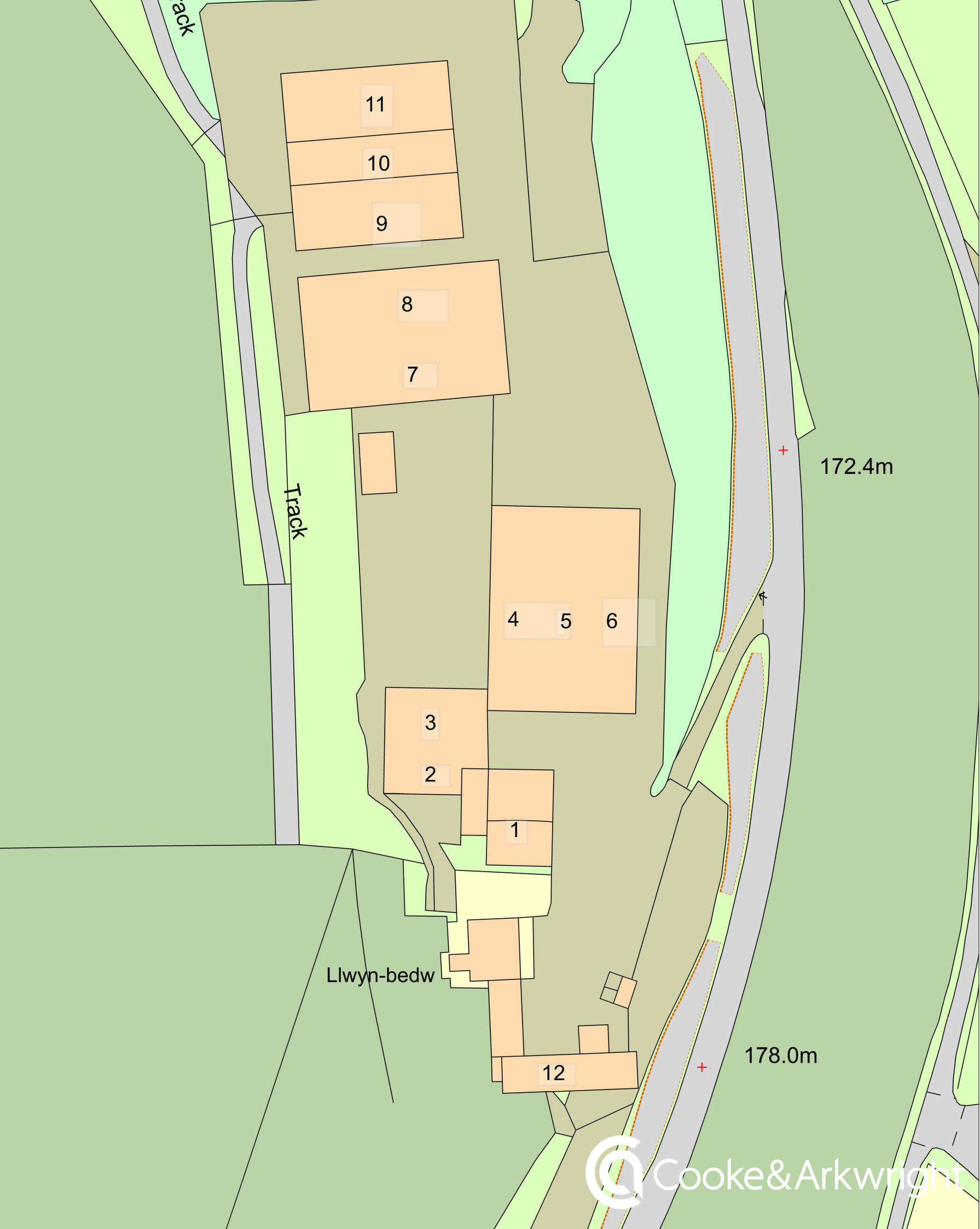
Access to the farmyard and most of the lower land is directly from the Talybont road, access to the hill land is via internal and forestry tracks.

FARMHOUSE

The farmhouse offers a spacious three bedroom dwelling with potential for further bedrooms subject to the necessary planning. Downstairs is a kitchen, dining room and sitting room as well as a downstairs WC. The house is well maintained and will offer comfortable living for the incoming tenant. The house is serviced by mains water and oil central heating.

BUILDINGS (as numbered on the yard plan)

- 1. 50ft x 60ft: General purpose storage shed. Concrete floor, half block walls and yorkshire board cladding. Steel frame fibre cement roof.
- 2. 10ft x 60ft: small covered lean to area as extension for shed 3
- 3. 60ft x 60ft: steel frame concrete half wall with profile sheeting cladding building with internal sheep race and handling units. Concrete floor.
- 4/5/6. 87ft x 120ft: Part machinery and cattle shed with some internal partitioning and feed passages. Steel construct building with fibre cement roof and half block walls with yorkshire boarding cladding. Electricity supply and water.
- 7/8. 70ft x 120ft: Steel portal framed building with fibre cement roof part block walls. Central feed passage. Part concrete and part hard standing floor. Cattle gates.
- 9/10/11. 100ft x 100ft: Open sided sheep shed range with central passage. Steel frame construct with hardcore floor. Part Yorks boarding gables.
- 12. Range of traditional agricultural buildings



SCHEMES

The farm is considered eligible for the Sustainable Farming Scheme (SFS) with approx. 55% of the holding designated as habitat. Confirmation if the tenderer would propose to enter this or any other scheme should be outlined in their submission.

CURRENT RPW ALLOCATION

316.4 ha – Claimed forage area

611.95 ha – Common land allocation

DIVERSIFICATION

Whilst Dwr Cymru expects the farm to be used as an agricultural holding we would welcome tenders with interesting diversification proposals to make use of the holding and increase the holdings earning capacity.

TENANCY DETAILS

Expected Start Date: 25th March 2027

Term: 25 years

Rent Review: Each third anniversary of the term

Rent: We expect a competitive rental amount to be put forward by tenderers.

Rent Payment Dates: Monthly in advance by standing order.

Repairing Obligations: As set out in draft tenancy agreement.

Insuring Obligations: Landlord to insure buildings and reclaim premium from the tenant.

Break Clause: Proposed break clause in years 5 and 10.

Incoming Tenancy Valuation: It is likely there will be an incoming valuation of commodities to purchase from the outgoing tenant.

FARMING SYSTEM

The farm is offered with an incoming hefted flock and as detailed in the report we expect a tenant to farm the holding with the recommended number of sheep and cattle. The farming system is to follow, or be relative to, the ADAS report in mind this is so that Dwr Cymru achieve their objectives. Whilst it will not be a requirement to farm in a specific method any tenderers may give serious consideration to organic or regenerative systems given the restrictions on fertilisation rates.



VIEWING DAYS

There will be two designated viewing days on Thursday 12th November and Thursday 19th November. We ask that you register your interest in attending one of these days with the agent at least 7 days in advance.

TENDER DETAILS

Applicants are asked to submit a tender that includes: -

- Personal CV
- Proposal for the holding including stocking rate/breed and method of farming
- Experience to date of farming, in particular any experience in upland farming
- Financial Plan for the holding and proposed business
- Any diversification proposals
- The proposed annual rent for the holding as a whole
- Any references

Tender deadline: 12 Noon on the 15th December 2026 with any shortlisted interviews in early January 2027.

AGENT CONTACT



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