

THE GAER FARM, LLOWES

POWYS



3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU

Tel: 01497 822 522
m.nicholls@sunderlands.co.uk
www.sunderlands.co.uk

The Gaer,
Llowes (near Hay-on-Wye)
Hereford
HR3 5JE

**FOR SALE AS A WHOLE
BY PRIVATE TREATY
GUIDE PRICE: £1,600,000**



THE GAER FARM, LLOWES, HEREFORD, HR3 5JE

Hay-on-Wye 4 miles, Hereford 24 miles, Brecon 24 miles, Abergavenny 41 miles, Worcester 50 miles

A beautifully located farm extending to 141.4 acres along the Welsh Marches

141.4 Acres | 5 Bedroom Farmhouse | Excellent Range of Modern and Traditional Buildings | Gaer Fach Stone Ruin

For sale as a whole by Private Treaty



INTRODUCTION & SITUATION

The sale of The Gaer Farm represents a fantastic opportunity to acquire a very well presented 141.4 acre commercial farming unit situated in an elevated position overlooking the picturesque Wye Valley benefitting from magnificent views towards the Black Mountains. The property comprises a large traditional stone farmhouse and an excellent range of traditional and modern portal framed buildings, with an additional property known as Gaer Fach that consists of a stone ruin but represents a former farmhouse. The main farmhouse has the potential to be further extended in to the adjoining former stables and Waun House. There is also further potential in the traditional stone farm buildings that surround the farmhouse and form a central and private courtyard. The Gaer is located immediately above the quaint village of Llowes which is only a short drive away from the popular and renowned market town of Hay-on-Wye, which is world famous for its second-hand book shops and the Hay Literary Festival. Hay-on-Wye is well serviced and has all the main services that one would expect of a market town, to include a range of pubs & restaurants, a supermarket, farmers cooperative, post office and primary school. Secondary education is available in the nearby Gwernyfed High School. Private educational institutions can be found at Hereford Cathedral School, Lucton Boarding School or Christ College in Brecon. Larger centres are available only a short drive away at Brecon and Hereford. The main line train services are available at Hereford or Abergavenny.



THE FARMHOUSE

The farmhouse is a substantial 5 bedroom stone constructed residence that is ideally situated at the centre of the farm. It is in need of modernisation throughout but represents a fabulous opportunity to be made into a wonderful family home especially with the potential of incorporating the adjoining buildings as part of the main farmhouse. On the ground floor there is a porch area that leads into a large kitchen and dining room area with doors that then lead through into a central hallway, the front living room and former gun room. This is quite a traditional property and still retains many of its original features. The property has a solid fuel central heating system that is provided via a Rayburn and is mostly single glazed. Externally the residence benefits from a small lawned garden and large parking area to the front of the property which forms a courtyard from the surrounding traditional buildings.



THE GAER FARMHOUSE FLOOR PLAN

Briefly the accommodation comprises the following:

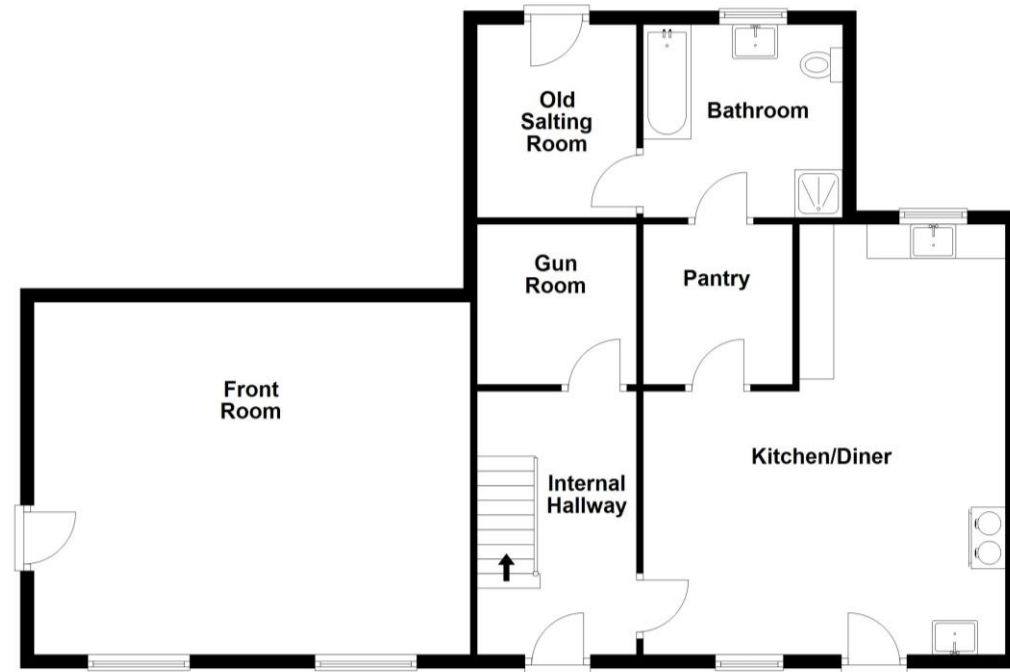
Ground Floor Accommodation:

Kitchen/Dining Room	6.34m x 5.65m
Pantry	2.35m x 1.99m
Downstairs Bathroom	2.83m x 2.92m
Old Salting Room	2.32m x 3.76m
Internal Hall	1.97m x 4.28m
Living Room	6.40m x 5.15m
Gun Room	2.04m x 2.68m

First Floor Accommodation:

Landing Area	4.11m x 1.15m
Bedroom One	3.10m x 2.94m
Bedroom Two	3.60m x 3.23m
Bedroom Three	3.19m x 3.72m
Bedroom Four	4.30m x 2.85m
Bedroom Five	5.28m x 3.68m
Bathroom	1.69m x 2.81m
Attic	6.50m x 8.21m

Ground Floor



First Floor



For illustrative purposes only. Not to scale

TRADITIONAL & MODERN FARM BUILDINGS

The Gaer has an extensive range of traditional and modern portal framed buildings that are situated in a central location on the farm. These buildings are ideally suited to any sheep or beef enterprise. Briefly the buildings comprise of the following:

The Wain House adjoining the farmhouse 6.84m x 8.52m with granary over and central fireplace

Traditional Stone Barn 18.34 x 5.4m plus **adjoining lean to 3.05m x 14.14m**

Timber Store 4.17m x 12.75m with concrete floor

Traditional Stone Barn 13.28m x 7.04m with concrete floor

Traditional Stone Barn 7.03m x 16.24m flag stone flooring & traditional oak beams

Grain Barn 6.33m x 13.25m part stone & timber construction

Modern Farm Building 8.711m x 24.08m concrete floor, 5 bays

Adjoining Sheep Shed 12.35m x 24.08m 5 bays inc. central feed passage

Lambing shed 12.57m x 24.08m part zinc & stone construction

Straw Shed 21.77m x 24.02m soil floor, open sided

Old Machinery Shed 4.31m x 13.60m soil floor

Lean to adjoining Lambing Pens 21.99m x 6.47m

Large Fodder Shed 24.40m x 18.29m open sided soil floor

The farm buildings are served by mains electricity and a private water supply. There is a large open hard standing yard area located between the buildings.





THE LAND & COMMON RIGHTS

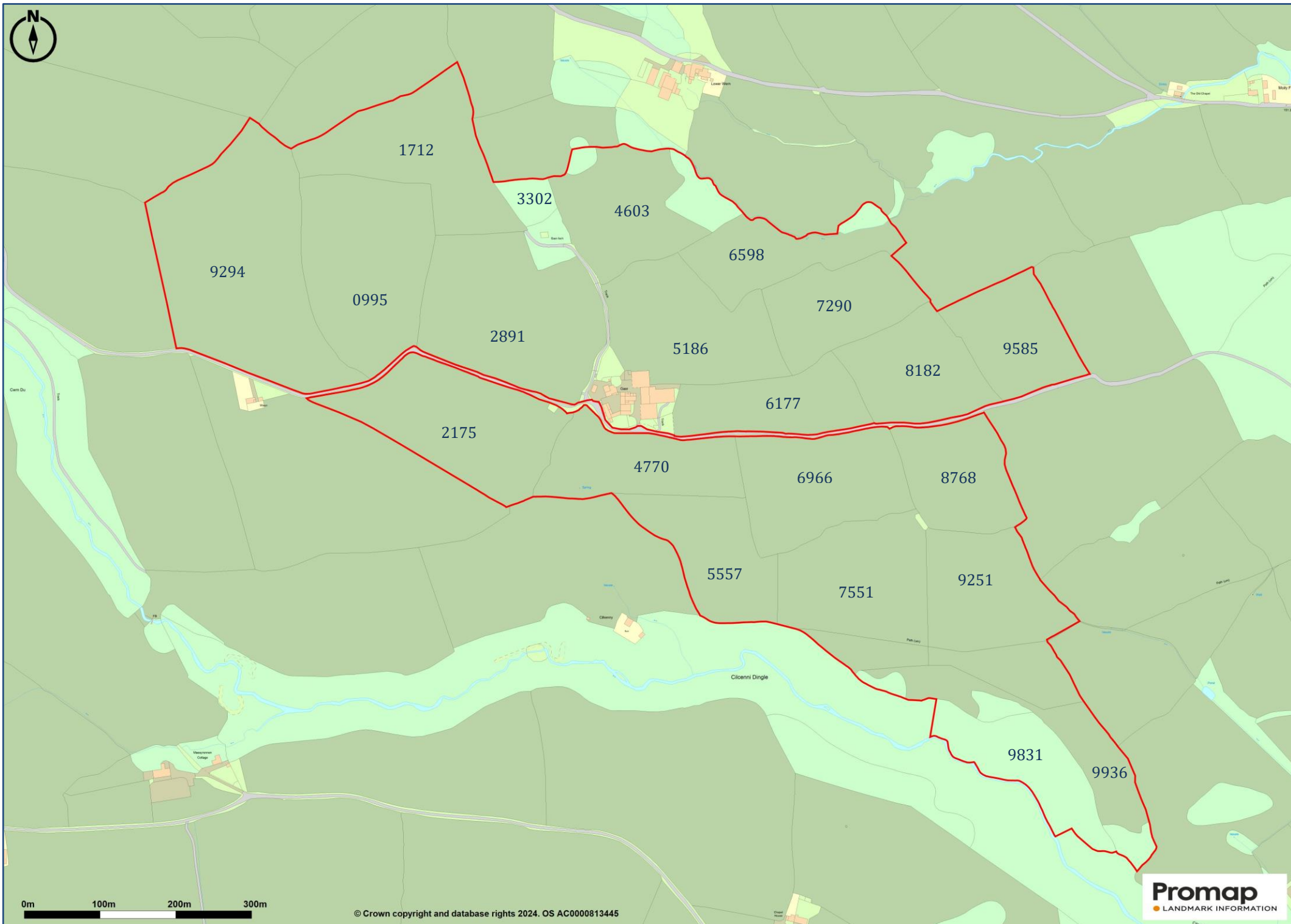
The land extends to a considerable 141.4 acres (57.22 Ha) or thereabouts and is primarily located within one ring fence except for a single track council maintained road that proceeds through the middle of it. The northern side extends to approximately 84 acres and the southern side approximately 57 acres. The land is currently all laid down to pasture however could easily lend itself to growing arable crops as it has in the past. All of the enclosures are traversable with vehicles and could all be used to produce fodder crops. The land is split into usefully sized enclosures with the boundary fences in primarily good order. The fields benefit from either a stream, borehole or spring water supply. The land is classified as between Grade 2-3b. The land also has the right to cut and remove fern from Brynrhydd Common.

Land Schedule

<u>Field Numbers</u>		<u>Hectares</u>
SO1641	9294	5.73
SO1741	0995	3.79
SO1742	1712	3.13
SO1741	2891	4.08
SO1741	2175	3.37
SO1742	3302	0.67
SO1742	4603	2.94
SO1741	5186	3.00
SO1741	4770	2.19
SO1741	6177	1.95
SO1741	6598	1.90
SO1741	7290	2.02
SO1741	8182	2.10
SO1741	9585	1.92
SO1741	6966	2.78
SO1741	5557	2.13
SO1741	7551	3.35
SO1741	8768	1.95
SO1741	9251	3.40
SO1741	9936	2.19
SO1741	9831	1.92
Total		56.51

(Land acreage provide from RPW and excludes farmhouse, buildings & gardens).





1712

3302

4603

6598

9294

0995

2891

7290

5186

9585

2175

6177

8182

4770

6966

8768

5557

7551

9251

9831

9936

0m 100m 200m 300m

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GAER FACH STONE RUIN

Gaer Fach is a former farmhouse that now lies in a state of ruin. It is accessed via a green lane directly off the single track council maintained road that proceeds through the farm. This is a stone ruin but the roof outline is quite definitive with one of the original chimneys still existing. It is considered that the property has been uninhabited for the last 40 years. This would make an exciting restoration project subject to the relevant planning consents. The property is located in an elevated position benefiting from far reaching views across the valley.



SERVICES

The property has the benefit of mains electricity, a private water supply and private drainage. Heating is provided by a solid fuel Rayburn.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

The Gaer – Powys County Council Tax Band “E”

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not included but may be available by separate negotiation.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of hours contact:

Matthew Nicholls 07811 521267 or

m.nicholls@sunderlands.co.uk

VENDORS SOLICITORS

Mrs E. Ann Davies

H Vaughan Vaughan & Co

Manchester House

50 High Street, Builth Wells

Powys. LD2 3AD.

Tel: 01982 552331

MODE OF SALE

The Sale of The Gaer Farm is being offered for sale as one Lot by Private Treaty.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

HEALTH & SAFETY

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.





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Residential Rural Commercial

