

THE VALE FARM ESTATE

BRECONSHIRE





Sunderlands

Residential Rural Commercial

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THE VALE FARM ESTATE

Brecon 5 miles, Builth Wells 11 miles, Hay-on-Wye 15 miles, Abergavenny 24 miles, Hereford 41 miles, Cardiff 45 miles

A superb farming & sporting estate situated in the heart of Breconshire

738 Acres | 4 Bedroom Farmhouse | 4 Bedroom Cottage | 6 Holiday Cottages & Indoor Swimming Pool | First Class Pheasant & Duck Shoot

For sale as a whole



INTRODUCTION

The Vale Farm estate represents a superb opportunity to acquire a fantastic farming and shooting estate situated in the heart of the Breconshire countryside. The estate consists of two spacious 4 bedroom residences, 6 holiday cottages including heated indoor swimming pool and an extensive range of agricultural buildings. It is presented in immaculate condition with major expenditure having taken place in recent years. The Estate extends to a very impressive 738 acres of outstanding and well-maintained enclosures which form part of an arable and pasture rotation. It is in excellent heart, extremely productive and comprised within one ring fence. As part of the shooting and recreation enterprise there are well managed and attractive areas of native deciduous and non-native coniferous woodlands and coppices.



SITUATION

The Vale is located in a secluded position only a short drive from the popular market town of Brecon and is situated north of the rural hamlet of Lower Chapel. The Estate has the benefit of two separate and convenient accesses to the main farmstead which approaches from both the eastern and western aspects. An additional private driveway to the main holiday complex appropriately divides the holiday enterprise from the main farming activities. The main entrance to the property is located a short distance off the B4520 main road that proceeds from Brecon to Builth Wells. From Brecon there are excellent road networks providing links to the M4. The mainline train services are available at Abergavenny, Hereford and Cardiff with the International airports based at Cardiff and Bristol.

Brecon is a large market town which provides all the main facilities and services one would expect, to include a large range of shops, supermarkets and both primary and secondary education centers to include the private boarding and day independent school at Christ College.

The popular Welsh border town of Hay-on-Wye, world famous for its second hand bookshops and host to the Hay literary Festival, is only a short drive away.



DESCRIPTION

The Vale estate extends to an impressive 738 acres and is one of the largest farming estates in Breconshire representing a unique and rare opportunity to acquire one of the most sought after farming and sporting estates in Mid Wales.

The Vale offers some of the most superb landscapes with its gently rolling pastures and all those that visit are drawn and astounded by its natural beauty. It boasts some of the most terrific views with the most spectacular towards Pen-y-Fan and the Brecon Beacons.

The estate offers remarkable diversity with a range of land types and plethora of income streams following extensive investment in recent years. This is one of the most accomplished farming estates in the area, in fact the farming enterprise reached the competition finals of the Welsh Grassland Society in 2022 after being awarded Regional Winner, the only beef and sheep farm to progress to this stage in the whole of Wales in that year.

The farming enterprise, the shoot and holiday lets are all run as one family business by the current owners of the estate.

FARMING

All of the farmland is offered with vacant possession and is currently farmed in hand for the benefit of the family business. The farming operation is almost completely self-sufficient with incredible investment and management of the pastures allowing for this livestock business to produce its own high quality forage and cereals to finish both cattle and lambs off the farm.

A methodical rotational arable & pasture system has been implemented over the whole farm which has vastly improved the productivity, efficiency and profitability of the farming enterprise. As part of this system the fields are regularly soil tested and appropriate applications of Lime, Phosphate and Potassium have been applied when required.

The current farming enterprise consists of 1200 breeding ewes and 100 breeding cows plus their followers.



SPORTING, CONSERVATION & RECREATION

The quality of the sporting at The Vale is superlative and offers some of the most exhilarating and breathtaking shooting. The natural topography of the land and layouts of the woodland provide some of the highest quality driven pheasant and without any need to advertise, the days provided are usually fully booked with annually returning guns from overseas. In recent years approximately 8000 pheasant and 800 duck have provided 18 commercial days and 2 family days.

A particular area of conservation and tranquility on the estate is the The Vale Lake, which is situated on the edge of the estate boundary and has been very well managed and looked after. It has the benefit of a central island and is the habitat for an array of wildlife, ideal as an extra supporting enterprise to the main holiday business for fishing, angling etc.

The holiday let business comprises 6 very well presented cottages which surround a central courtyard and have the benefit of an indoor heated swimming pool. All of the cottages are south facing and take advantage of the outstanding natural beauty that surrounds them. This complex offers the flexibility of being let individually but its main advantage is its ability to accommodate large family groups whilst also allowing individual privacy if required. Such is the flexibility and desirability of these holiday lets, that last year the overall occupancy for all of the cottages was 80%.



THE VALE FARMHOUSE

Situated in an elevated position overlooking most of the farm, the farmhouse is a traditional 4 bedroomed stone constructed residence that is approached via its own separate concrete driveway with daffodil borders and metal rail fencing. Surrounding the property is a significant parking area that is bordered by a rockery garden and stone walled borders with a pathway that leads to an elevated garden currently blooming with daffodils.

As one would expect for a traditional farmhouse, the residence features spacious rooms throughout and is very well presented making it a wonderful family home.



At the heart of the house is a large family kitchen and dining area that further extends into the large conservatory that takes advantage of the morning sunshine, benefiting from views over the duck pond and extended views towards the Brecon Beacons. An internal hallway leads into two further reception rooms to include living room, lounge and hugely practical and spacious utility. On the first floor there are 4 large double bedrooms, a recently renovated bathroom and an additional separate family shower room.





THE VALE FARMHOUSE FLOOR PLAN



Approx. Gross Internal Floor Area 2712 sq. ft / 252.00 sq. m
FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

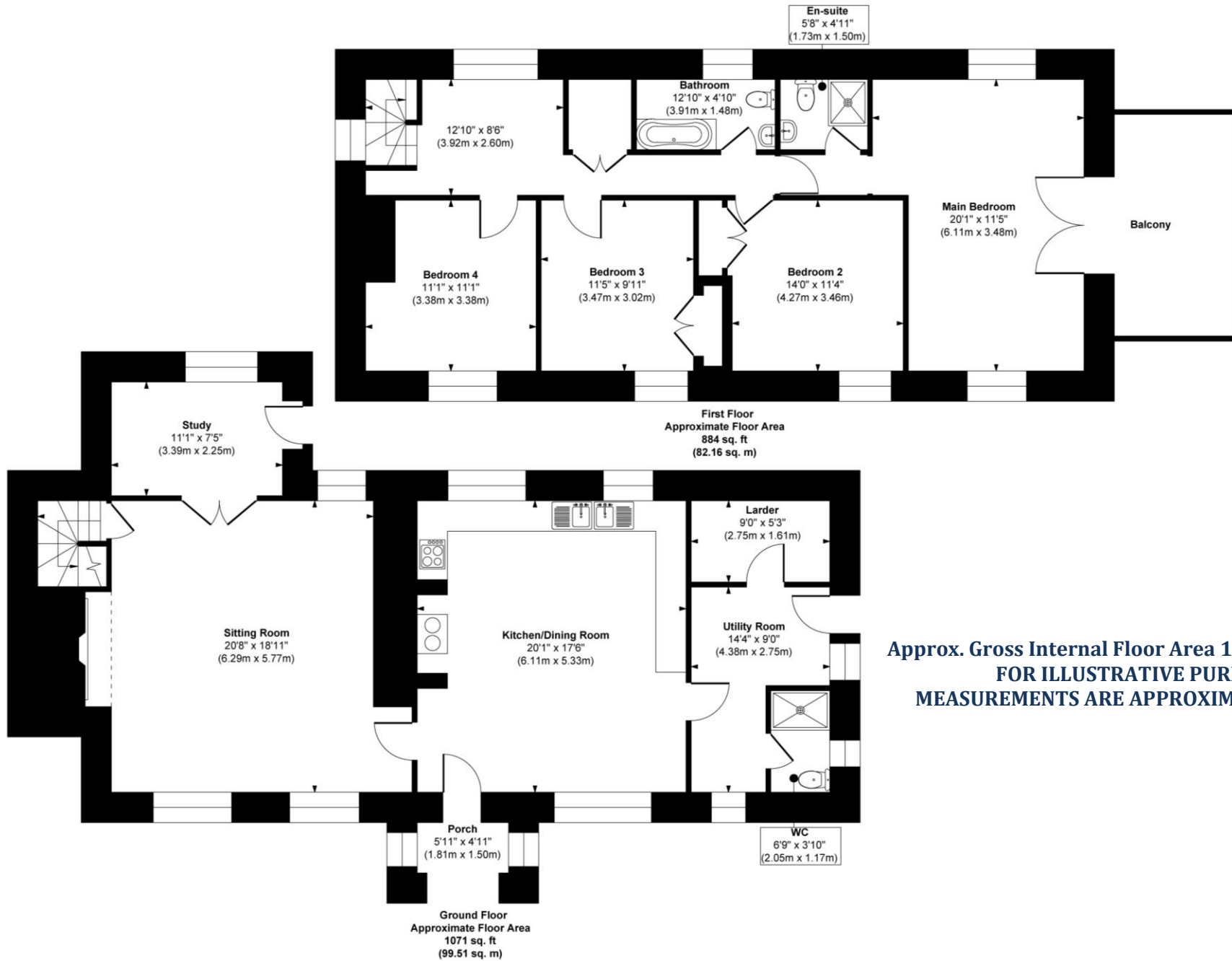
PANT-Y-MAES FARM COTTAGE

Pant-y-Maes is situated on the opposite side of the estate looking back towards the main farmstead, situated in an elevated position with fantastic views down the valley towards the hamlet of Lower Chapel. This is a 4 bedroom detached traditional stone constructed residence that has the added benefit of a stone constructed barn immediately adjacent. To the front of the property are lawned gardens encompassing is a pretty wetland water feature which provides a wonderful setting for family living and entertainment especially with the advantage of magnificent evening sunsets. The ground floor reception rooms are very spacious consisting of a generous kitchen/diner area, large lounge room with original inglenook fireplace and a useful utility and boot room. On the first floor the residence provides for plentiful family accommodation consisting of 4 double bedrooms with master ensuite, family bathroom and expansive landing area.





PANT-Y-MAES FARM COTTAGE FLOOR PLAN



**Approx. Gross Internal Floor Area 1955 sq. ft / 181.67 sq. m
FOR ILLUSTRATIVE PURPOSES ONLY.
MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE**





THE HOLIDAY & LEISURE COMPLEX

This complex is a stunning example of an integrated holiday and leisure facility offering terrific flexibility in terms of letting as a whole or as individual units, thus catering for all requirements. A particular appeal is the ability to accommodate wheel chair users. The cottages have the benefit of separate access from the main farmhouse and farm buildings, providing a self-contained unit. The cottages were originally converted from a range of traditional farm buildings and are located on a spacious site providing plentiful parking and outside grounds with the most spectacular views. The cottages have been recently refurbished throughout and can now accommodate up to 40 persons and include an indoor heated swimming pool and hot tub. Such is the high standard of accommodation and service, google reviews of the complex are deemed as "Excellent". The cottages are named Rowen, Wild Cherry, Chestnut, Hornbeam, Vale Oak and Walnut.



VALE ROWAN

Two storey cottage set within an enclosed garden with patio area, private hot tub and parking.



VALE OAK

Vale Oak is one of the larger cottages and provides a superb central family living space and by being located on the first floor it takes advantage of fantastic elevated views over the surrounding landscape. It is accessed via an external staircase from the central courtyard and comprises three double bedrooms including a master ensuite, a vast open plan kitchen/dining and living room, family bathroom and separate WC.

This cottage is ideally suited to large families and also makes the perfect central meeting place for other family and friends lodging in the other cottages.





VALE OAK COTTAGE



VALE WALNUT

Vale Walnut is a pretty two storey cottage that has two double bedrooms, a central kitchen and living space positioned around a wood burning stove and a relaxing sun room with extraordinary views of the Brecon Beacons.

This cottage has been specifically adapted for wheelchair users with wide doorways, a wet room and a large ground floor bedroom. The second bedroom is an attic style double room complete with small WC. This cottage is popular with guests due to its quirky style and also because it can provide direct access to the adjoining swimming pool.

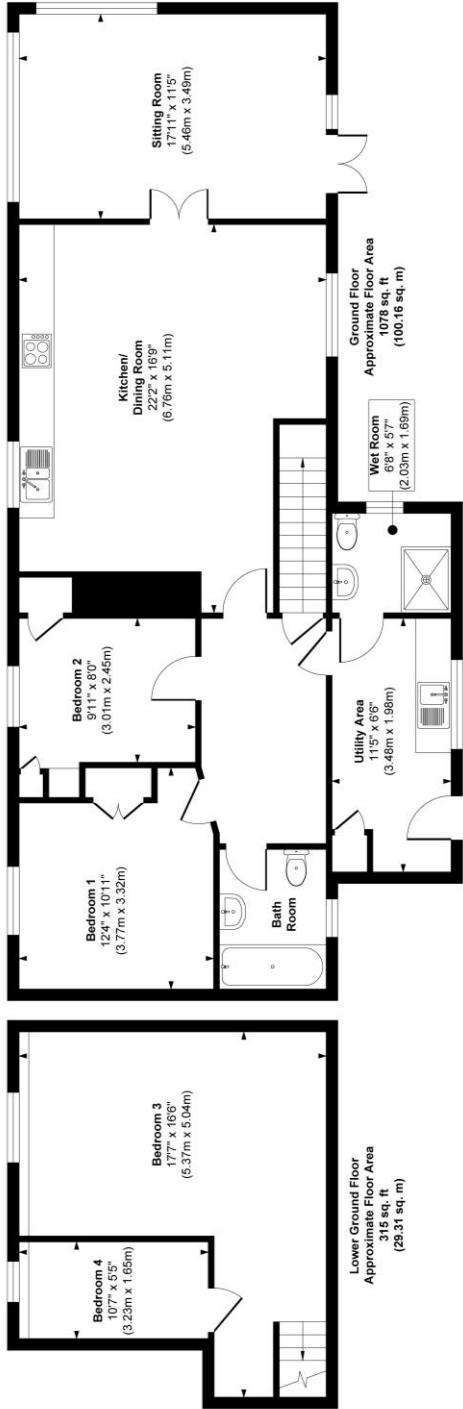


WILD CHERRY, CHESTNUT & HORNBEAM

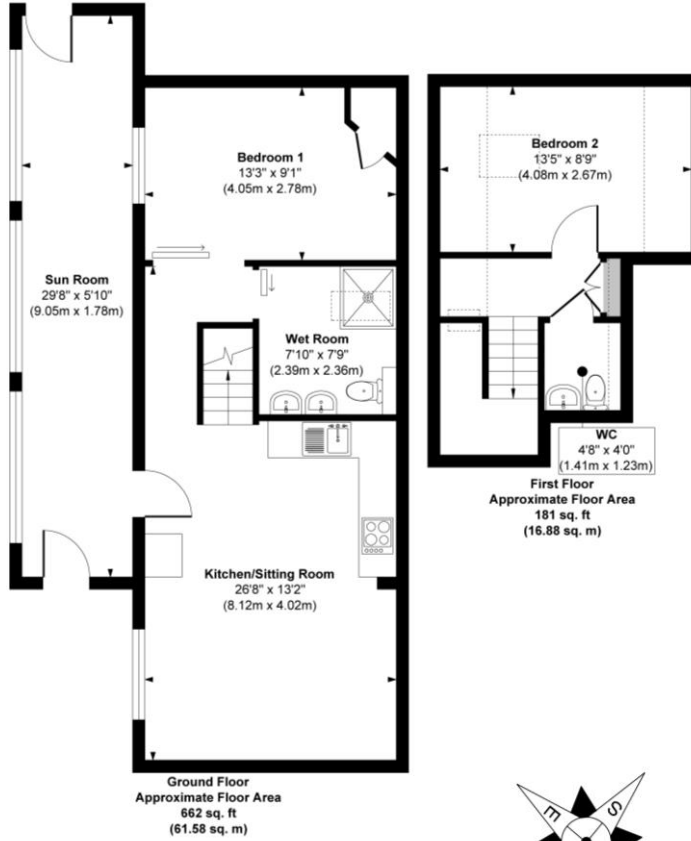
These cottages were formally the old milking shed and cow barn but have now been converted into 3 beautifully presented holiday cottages each comprising an open plan kitchen, dining & living room with a single bedroom that can accommodate two double beds. Each have their bedrooms and shower rooms on the ground floor so that the living space profits from the amazing views, which is further enhanced by the double French doors that lead out on to a balcony seating area.



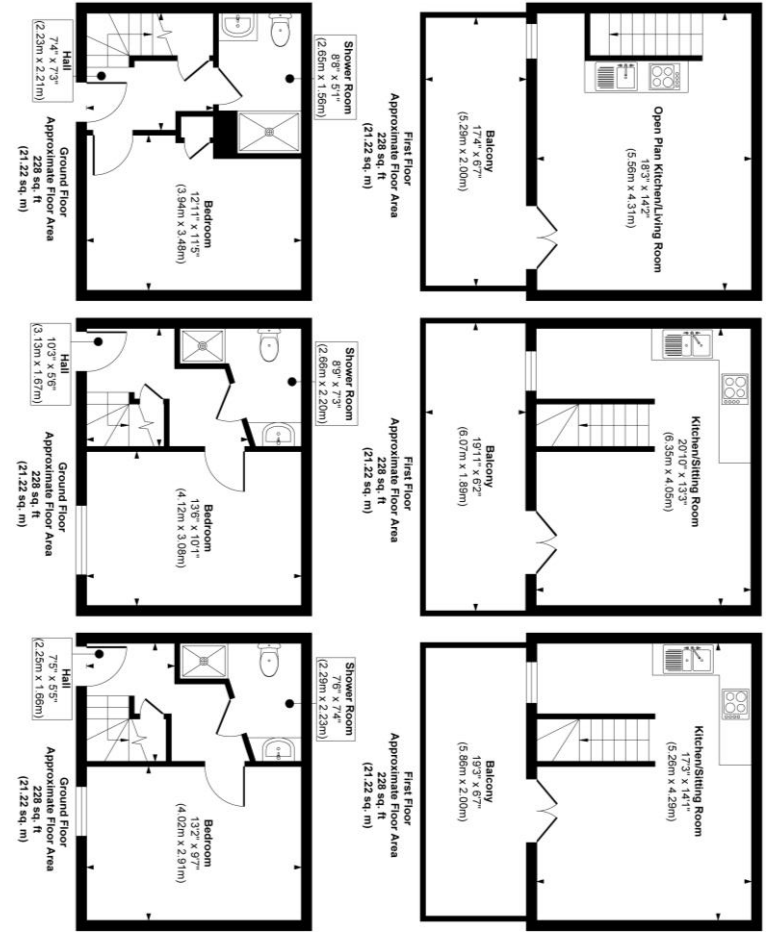
VALE ROWAN

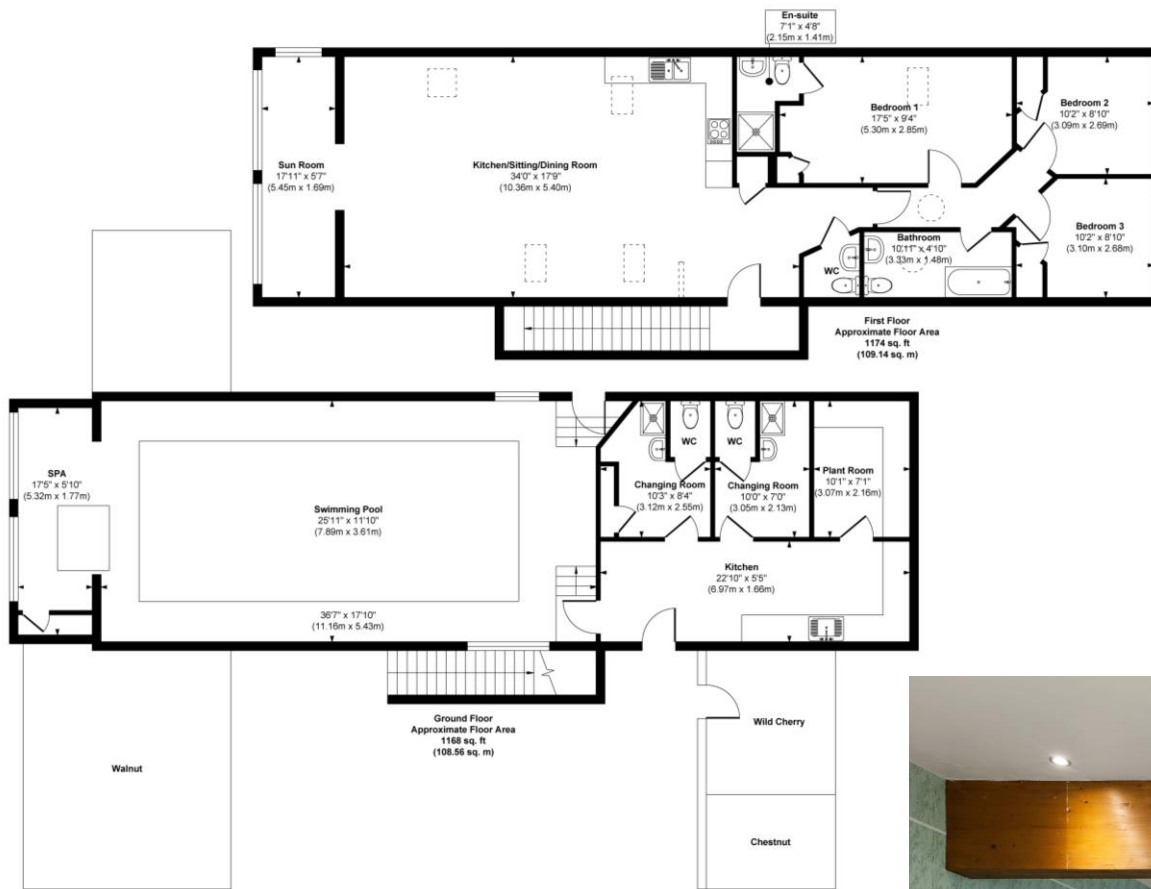


VALE WALNUT



WILD CHERRY, CHESTNUT & HORNBEAM





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TO SCALE**

VALE OAK & SWIMMING POOL

A particularly attractive feature of the holiday complex is the heated indoor swimming pool with hot tub complete with separate male/female changing rooms and general laundry/wash room. The swimming pool is easily accessible from all 6 cottages with secure key code entry.

The pool is 1.2 metres in depth with no deep end providing a safer environment for children. This is a superb family facility having the added benefit of an adjoining conservatory area where parents can sit and read or admire the view whilst also keeping a watchful eye on the children.

The swimming pool is heated to an ambient 31 degrees and the water is fully treated and filtered in an easily accessible plant room. None of the water is recycled with all used water draining to a separate soakaway.



SPORTING AND RECREATION

The geography at The Vale encompasses some of the most naturally beautiful landscapes that one is ever likely to witness, creating the perfect backdrop for a host of recreational and conservation activities. The areas of woodland on the estate comprise a mixture of native oak, ash and birch along with coniferous species that deliver a huge natural and valuable resource whilst also providing excellent holding cover for game birds and shelter for livestock.

The shoot is very successfully run in hand by the family who provide a high quality driven pheasant and duck shoot that test even the most experienced of guns. The natural terrain and some of the steeper dingles deliver some of the most exhilarating drives. Typical bags are between 200 to 250 birds.



There are various ponds and wetland areas on the estate that deliver the perfect habitat for fish and aqua based wildlife.

The Vale Lake is situated on the periphery of the estate providing a tranquil and secluded location for fishing. The lake is currently stocked with brown trout and carp.



Hunting Lodge
Approximate Floor Area
586 sq. ft
(54.53 sq. m)



The Shoot dining area is a fantastic attribute with particular appeal to the guns especially after an exhilarating days shooting. This area provides an opportunity for guests to eat, drink and be merry and most importantly to warm up after a successful day. The wood burning stove provides the hot water and heating to dry clothes off on a home-made radiator system. The kitchen area is fully equipped to provide food and hot drinks. There is also a useful storage area and adjoining WC.

THE OUTBUILDINGS

The Vale has an extensive and comprehensive range of agricultural buildings that have benefited from significant expenditure in terms of maintenance and improvement in recent years. The majority of the buildings are situated in the heart of the estate, easily accessible via a central concreted road that proceeds through the middle of the farm, providing superb and unhindered access to the numerous enclosures on the estate. The layout of the buildings allows for efficient and productive management of the livestock and are used to accommodate sheep, cattle and fodder. There is also a very practical cattle handling system incorporated in one of the buildings. The buildings are located either side of a large central and concreted yard area which is well gated and invaluable in terms of managing stock.

Briefly the buildings comprise the following:

Sheep Shed 31.85m x 19.59m with concrete floor throughout and internal manger feed barriers.

Main Cattle Shed 31.85m x 19.59m with concrete floors throughout and feed passage with barriers

Covered Silage Pit 10.2m x 27.0m concrete flooring throughout

Straw Shed 13.38 x 27.0m

Main Sheep/Lambing Shed 45.55m x 21.15m concrete flooring throughout, central feed area and additional **Sheep Handling Area and Race 4.56m x 45.55m**

Fattening Cattle Shed 27.4m x 19.50m concrete flooring with feed manger

Covered Cattle Handling System & Race 27.4m x 7.45m concrete flooring

Two Feed Bin Silos 12 tonne & 16 tonne
Open-sided Sheep & Machinery Shed 12.19m x 22.86m. This building is situated in the wood on the eastern boundary of the estate.

General Workshop 12.10m x 18.12m concrete flooring throughout and loft area. This building is situated just below the Vale Farmhouse.

Laundry Room 2.27m x 8.35m & Drying Cabin 12.04 x 2.34m. These units are converted shipping containers.

There are further ancillary buildings on the estate to include The Farm Office and various storage buildings. There is also a very convenient WC and wash basin situated on the main farm yard. All of the buildings have a mains electricity, water supply and lighting throughout.





THE LAND

The land extends to an impressive 738 acres or thereabouts of pasture, arable and woodland and is located within one ring fence. The land is in extremely good heart and one of the most fertile and productive farms in the area. All of the land is part of an arable and pasture rotation.

The land is spilt into usefully sized enclosures, all of which have the benefit of being accessed via the central concrete farm road or another hard standing track that proceeds through the estate on the northern most aspect.

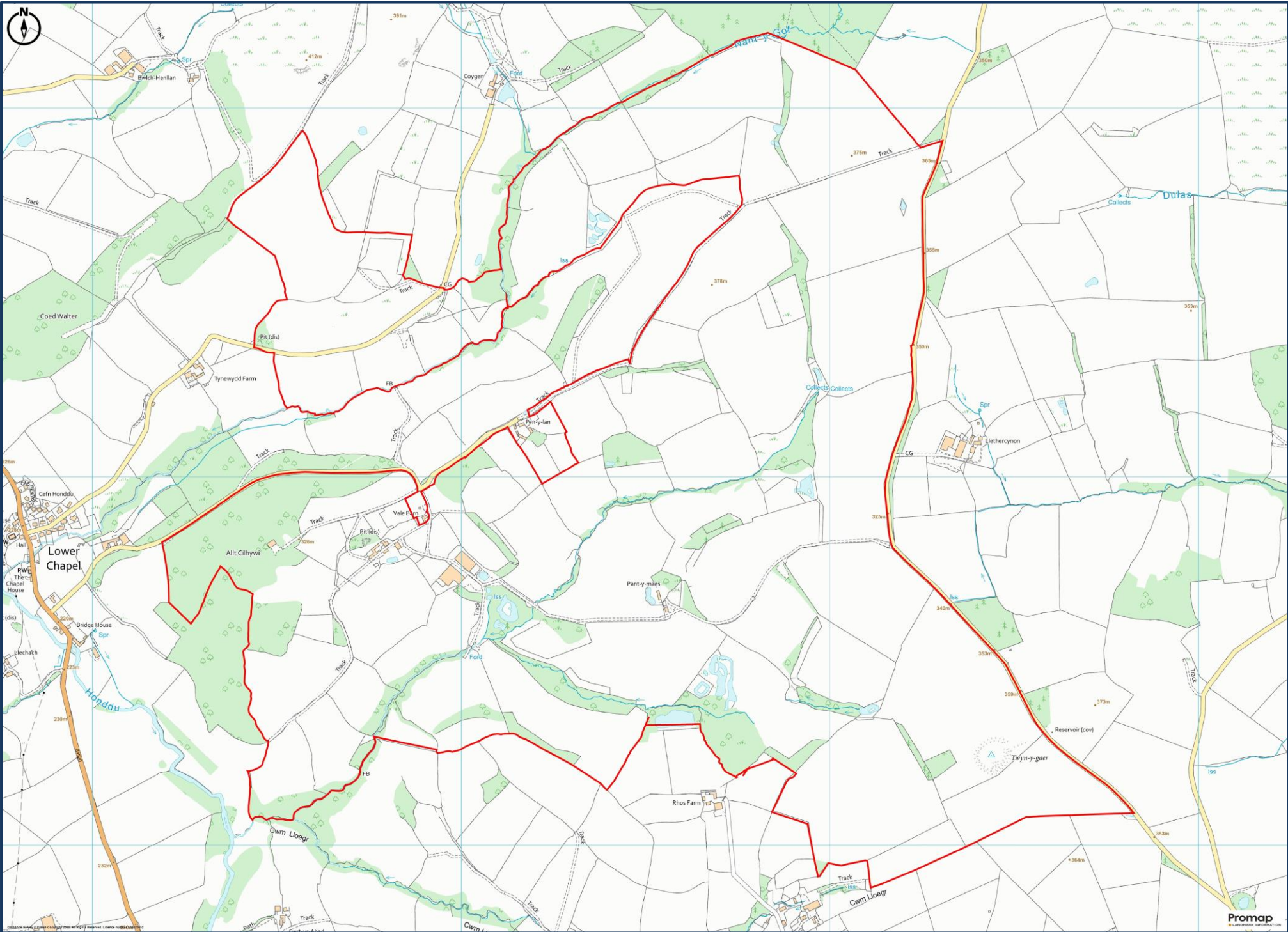
The enclosures are exceptionally well fenced and all gated accesses are swinging. A particular feature is the mains electric fence that surrounds all of the main enclosures on the estate.

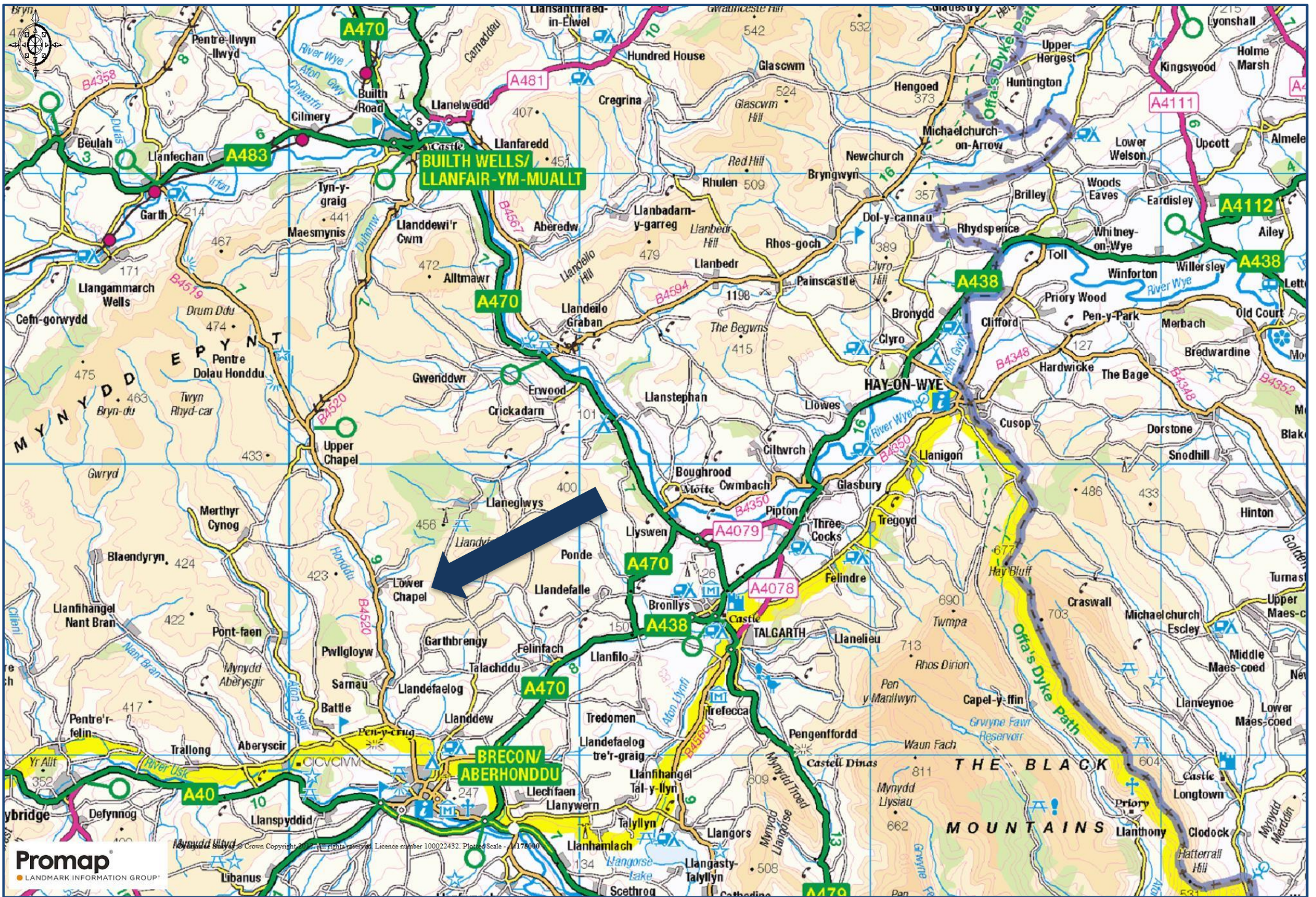
Every enclosure has the benefit of a mains and/or private water supply. Huge investment has been made to the infrastructure of the water supply at The Vale Estate and has the benefit of both a mains and borehole supply.

The Vale must be one of the most impressive farms to ever come on to the market in Mid Wales.









**BUILT WELLS/
LLANFAIR-YM-MUALLT**

**BRECON/
ABERHONDDU**



LAND SCHEDULE

A full land schedule can be provided upon request. The land acreage has been determined by HM Land Registry maps.

WATER

The Vale has a Mains and Borehole water supply with a switch to alternate between the both or even run both together. There is also the added benefit of various natural springs, tributaries and streams that proceed through the estate. Significant investment has been made to the water supply around the estate with various 12,000 litre holding tanks strategically placed to provide a piped water supply to every enclosure.

SERVICES

A mains electricity, water and telephone supply is connected to the property. Private drainage system. All of the farmhouses and holiday cottages have an oil central heating system, further details of which can be provided upon request.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

The Vale Farm – Tax Band “G”
Pantymaes – Tax Band “E”
Local Authority Powys County Council

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 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

Loxley Solicitors, Langford Mill, Kingswood,
Wotton-under-Edge, Gloucestershire, GL12 8RL
Mr. Andrew Baskerville (Partner)
Tel: 01453 700620

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 this 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 are 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 estate, 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.

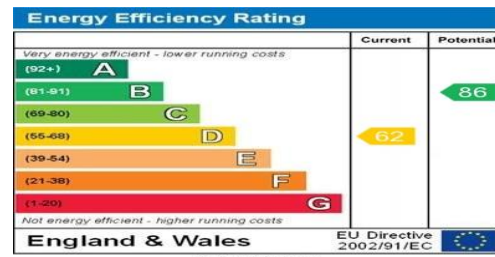
ASBESTOS

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.

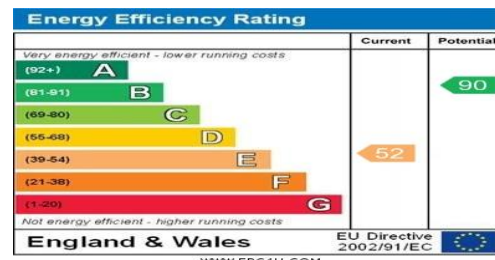
EPC RATINGS



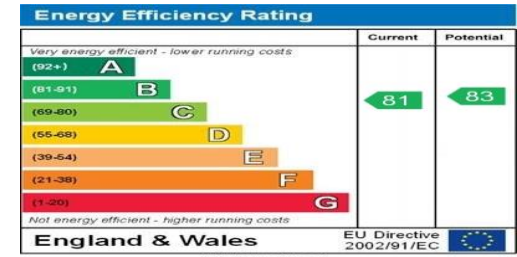
Vale House



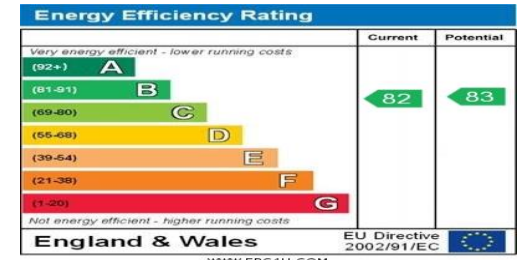
Pant - y Maes



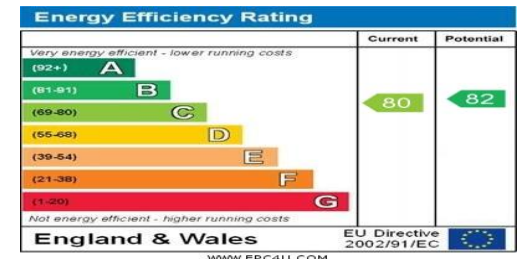
Rowan



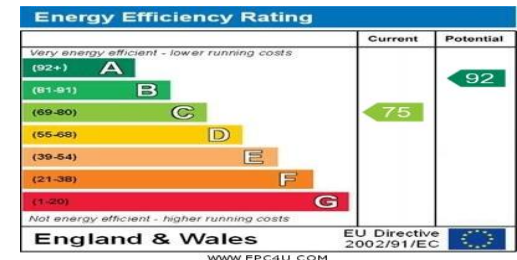
Wild Cherry



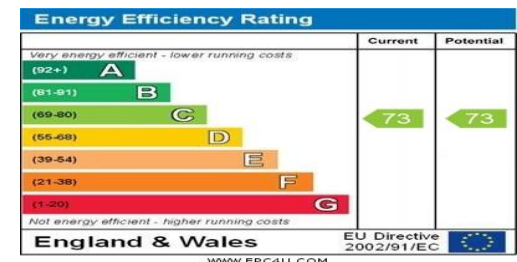
Chestnut



Hornbean



Walnut



Vale Oak

