



Ruel Isaf , Bow Street
Aberystwyth Ceredigion SY24 5DB
Guide price £1,250,000



For Sale By Private Treaty

As A Whole Or In Suitable Lots (Or By Public Auction At A Later Date)

A noted productive 140 acre mixed stock farm on the early growing coastal belt, comprising of a pair of traditional properties in need of total modernisation together with both traditional and more modern outbuildings.

Ruel Isaf
Bow St
Aberystwyth
Ceredigion
SY24 5DB

SITUATION

Ruel Isaf is mainly a south facing farm with the homestead situated some 100m above sea level overlooking the village of Bow Street. By vehicle the village is some 2 miles travelling distance. Bow Street provides access to the main A487 trunk road and has a good range of local amenities to include primary school, general stores and public houses. There is a regular bus service and a train station at the Village for ease of access to Aberystwyth which is some 4 miles or so to the South. The coastal resort of Borth is within 4 miles travelling distance.

DIRECTIONS

(Grid reference SN61905 85628)
What 3 words – seasick.closes.delusions
From Aberystwyth proceed north up Penglais Hill for 4 miles to Bow Street. On the northern edge of the village turn left (by the garage and public house) onto the B4353 Borth road. Proceed about a mile to Llandre before turning left over the railway crossing (near the tennis courts). Keep to the left around the bend near the church and then keep to the right and Ruel Isaf is the last Farm. Proceed through the gate to the homestead.
DO NOT TRY TO APPROACH THE FARM OVER THE GREEN LANE AT BRYNCASTELL. APPROACH ONLY FROM LLANDRE.

METHOD OF SALE

The farm is offered for sale as a whole or in suitable large

lots. In any event parts of the farm will not be sold separately unless there are agreed sales on the whole.

We as agents reserve the right to withdraw or amalgamate lots and vary the sales process if required.

SOLICITORS

The solicitors acting in the estate of the late David Williams Evans are Powell and Davies, market Chambers, 27 Eastgate Street Aberystwyth, Ceredigion. SY23 2AR. Reference – JOP/5650. Email – mail@powelldavies.co.uk. Tel: 01970 636599

LAND REGISTRY

Ruel Isaf is offered for sale with a Possessory title. Title number. CYM 872547..

TENURE

Freehold

Council Tax

Band F

VACANT POSSESSION

Immediate vacant possession on completion.

TO VIEW

Strictly by appointment

SALE PARTICULARS

If there are any inconsistencies between the contract(s) and the sale particulars the latter shall prevail.

BOUNDARIES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendors nor the selling agent will be responsible for defining ownership of the fences or hedges.

PLANNING

There are no onerous planning conditions attached to the farmhouse(s). Prospective purchases must make their own enquiries with regards to other planning matters such as conversions to some of the traditional outbuildings or erection of a further agricultural outbuildings.

SINGLE FARM PAYMENT

The farm is registered under the scheme and any payment under the 2024 scheme will be claimed by the vendors. The vendors will then transfer subject to the Welsh government approval the entitlement to the buyer(s) on a pro rata basis.

INGOING

There are no in-goings. The farm is sold as seen.

SERVICES

Mains electricity. Private water and drainage. Private water.

RIGHT OF WAY

The unclassified road V1018 is a council maintained road up to the farm gate. There is a Public Right of way through the homestead - (V18) which forms part of the green road network which proceeds through Ruel Isaf to Brynecastell in Bow St.

DESCRIPTION



The farmhouse

Historically a pair of 2 storey farmhouses utilised as one dwelling for many years. The farmhouse is of traditional construction and is in need of total modernisation. The current layout is highlighted in the attached floor plan.

ACCOMMODATION

The accommodation briefly comprises of

GROUND FLOOR

FRONT ENTRANCE DOOR TO

LIVING ROOM

15'6 x 20'6 (4.72m x 6.25m)



with open brick fireplace, secondary staircase to first floor and under stairs storage cupboard. 2 windows to fore.

BASIC KITCHEN

12'7 x 11'7 (3.84m x 3.53m)

comprising double drainer sink unit, tiled floor, cooker point and window to side.



PANTRY

11' x 11'4 (3.35m x 3.45m)



with cold slab.

DINING ROOM

15'1 x 14'5 (4.60m x 4.39m)



with tiled fireplace, exposed beam and window to fore. Stairs to first floor.

SITTING ROOM



8'6 x 15'3 with feature fireplace and window to fore.

FROM RECEPTION HALLWAY STAIRS TO FIRST FLOOR ACCOM

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 1

11'4 x 11'9 (3.45m x 3.58m)



with exposed beams and window to rear.

MAIN LANDING DOORS TO

BEDROOM 2

8'7 x 15'3 (2.62m x 4.65m)



with window to fore.

BATHROOM

9'2 x 6'4 (2.79m x 1.93m)



comprising bath, WC and wash hand basin. Window to fore.

BEDROOM 3

7' x 15'3 (2.13m x 4.65m)



with fitted cupboard and window to fore. Door to

THROUGH BEDROOM 4

15'6 x 10'8 (4.72m x 3.25m)



with window to fore.

BEDROOM 5

10'6 x 13'1 (3.20m x 3.99m)



with secondary staircase from the ground floor and window to fore.

EXTERNALLY



Immediate grounds. The outbuildings briefly comprise of Range of part dilapidated traditional outbuildings comprising:-

- *Cart house with loft over
- *Former granary and stables with part loft over.
- *Cow shed with more modern lean to
- *Lean to loose box
- *20' x 75' hay barn
- *Corrugated iron implement shed

THE LAND



(See schedule of acreages)

The land in total amounts to 139.46 acres, the majority of which clean and manageable apart from the steeper areas near to the homestead.

The bottom meadowland is some 30 metres above sea level. The land immediately to the rear of the homestead rises steeply to about 170 metres (max) above sea level.

The enclosures on the northern edge of the farm are level to gently sloping and appear to be highly productive either for growing grass or arable crops.

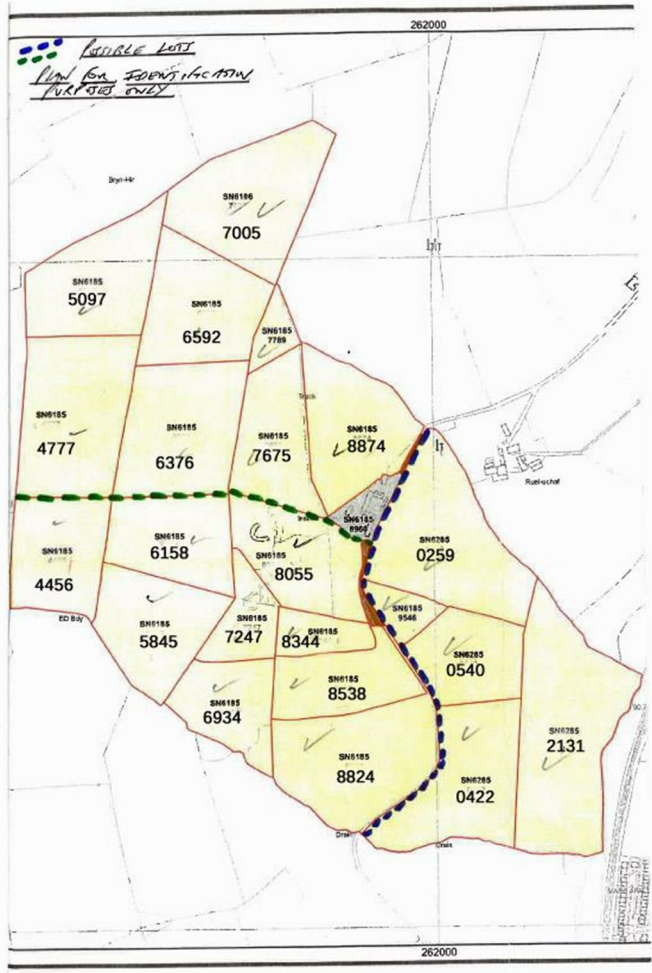
The sale of Ruel Isaf is a rare opportunity to acquire a productive mixed stock farm which after some investment will be an excellent stand alone unit with diversification opportunities due to desirable location.

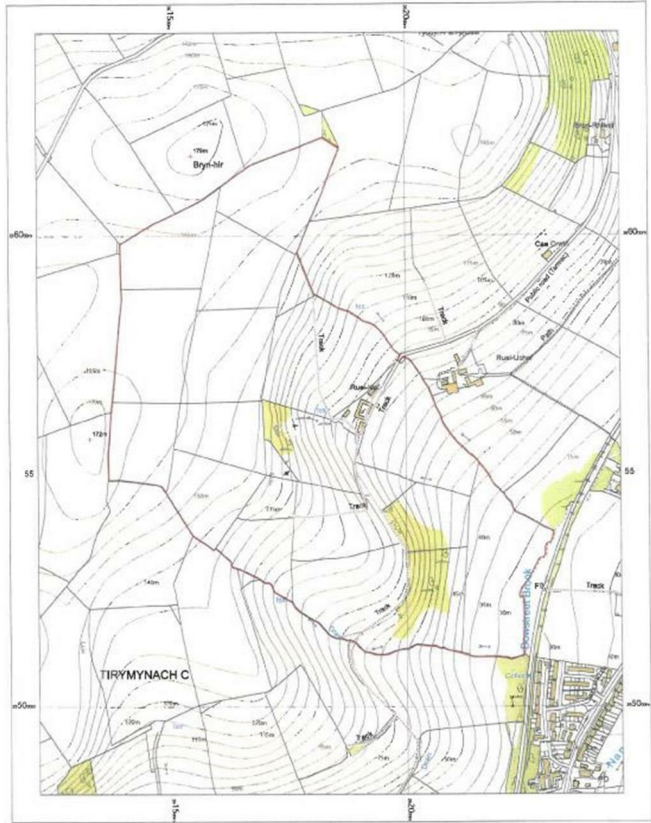
SCHEDULE OF ACREAGES



Schedule of Acreages
Ruel Isaf Farm
Bow Street

Enclosure No	Area (Hectares)
7005	3.48
6592	2.86
5097	2.84
4777	3.76
6376	3.34
6158	2.32
4456	2.37
5845	2.60
7789	0.52
7675	2.30
8874	2.81
8960 (homestead)	0.70
8055	2.32
7247	1.35
6934	1.82
8344	0.81
8538	1.95
8824	3.61
0259	3.97
9546	0.61
0540	1.93
0422	3.39
2131	4.78
Total Area	56.44 Hectares (or 139.46 acres)





**Ruel Isaf
Bow Stroot
SY24 SDB**

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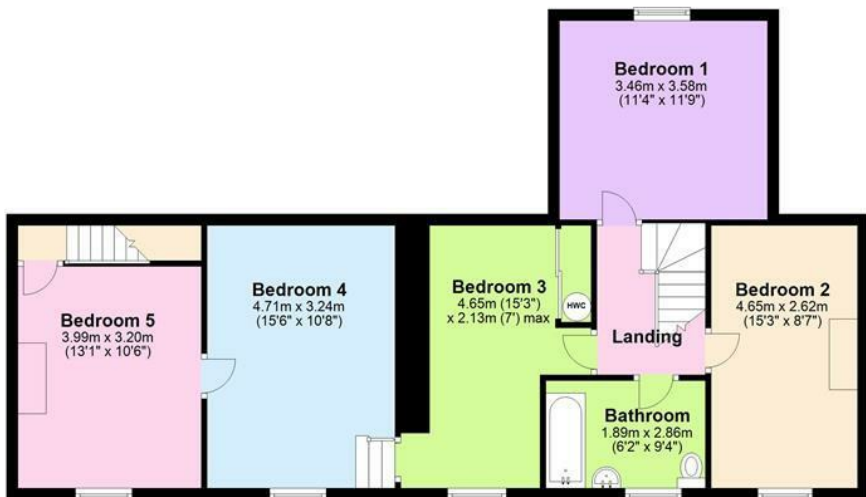
Ground Floor

Approx. 101.4 sq. metres (1091.3 sq. feet)



First Floor

Approx. 82.2 sq. metres (884.6 sq. feet)

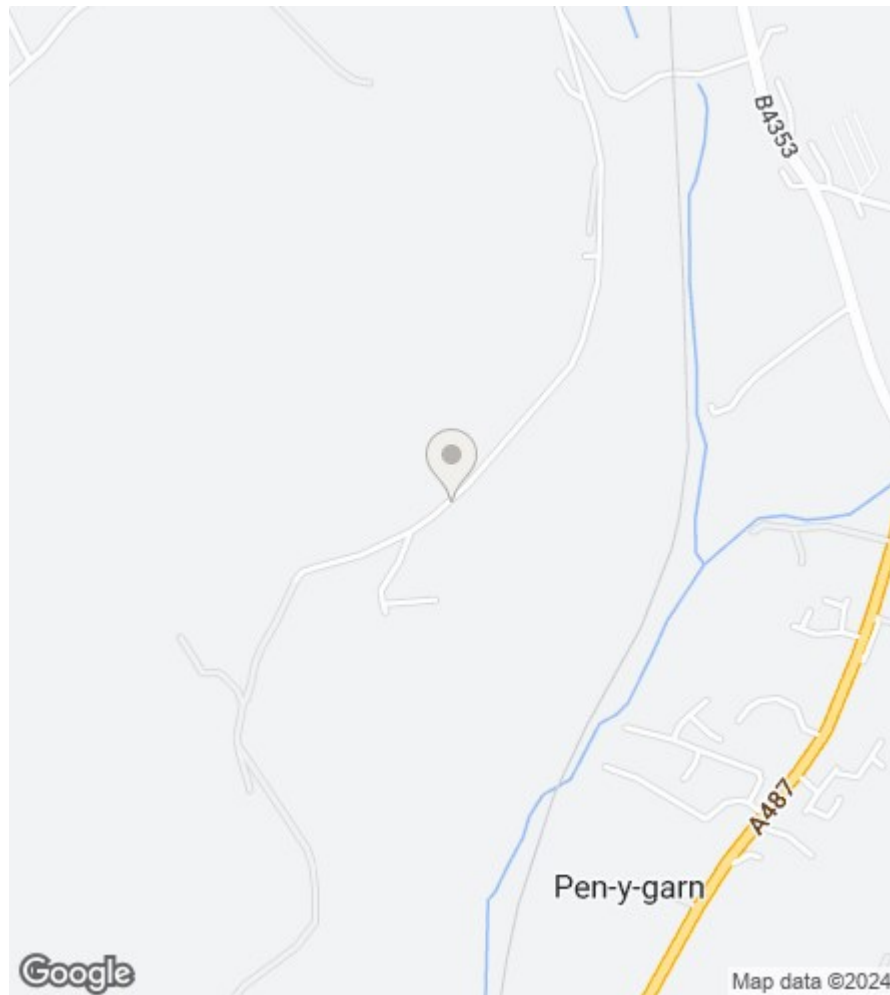


Total area: approx. 183.6 sq. metres (1975.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Ruel Isaf, BOW STREET



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com