Fferm Rhosygarreg , Aberhosan
Machynlleth Powys SY20 8RE
Formal tender £4,500,000

ALED ELLIS

For Sale By Formal Tender

A substantial mixed-stock holding extending to approximately 1,190 acres, presenting a rare opportunity to acquire one of the largest agricultural holdings to come to the market in Mid Wales in recent years.

RHOS Y GARREG
ABERHOSAN
MACHYNLLETH
POWYS
SY20 8SG

JOINT AGENTS

Aled Ellis & Co Ltd, 16 Terrace Rd, Aberystwyth, Ceredigion, SY23 1NP. 01970 626160 or sales@aledellis.com Ref- RAE/JN

Farmers Marts (R G Jones), Llys Meirion, Smithfield Street, Dolgellau, LL40 1AB. 01341 422789 – REF – RJ – Email - richard@farmersmarts.co.uk

METHOD OF SALE

The farm is offered for sale by formal tender. A legal pack and tender documents are available from our clients' solicitors.

All tenders and Associated documents are to be submitted on the attached form and sent to Evans Roberts Solicitors, Trefeddyg, High St. Tywyn, LL36 9AD in a sealed envelope marked "Rhos Y Garreg" by Thursday 15th October 2026 at 12 Noon. To prevent the duplicate of offers, we recommend that the tender specifies a non-rounded (uneven) amount.

CLOSING DATE FOR TENDERS

Noon on 15th October 2026 (Please refer to the tender document)

NOTIFICATION DATE

On or before 22nd of October 2026 (Please refer to the tender document)

COMPLETION DATE

28 days from the date of notification. (See tender document)

.

VENDORS SOLICITORS

Evans Roberts Solicitors, Trefeddyg, High St, Tywyn. LL36 9AD. Tel – 01654 710308. Ref – BR. Email – ae@evans-roberts.co.uk.

TENURE

Freehold with vacant possession or completion. The farm is offered for sale with a Land Registry registered – Title No – see legal pack.

SPORTING AND MINERAL RIGHTS

Sporting and mineral rights belong to a third party.

SERVICES

The property is serviced by a mains supply of electricity along with a private water supply, with waste managed via a private system.

COUNCIL TAX

The property is currently not registered for Council Tax

Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
https://en.powys.gov.uk/

ENTITLEMENTS

Any rights (pro rata) under the B.P.S or S.F.S schemes will be transferred to the purchasers if the RPW determines whether the transfer in appropriate.

RIGHTS OF WAY, WAY LEAVES AND EASEMENTS

The farm is sold subject to and with the benefit of any existing rights of way, drainage, water and other rights, easements and way leaves whether by writer agreement or otherwise.

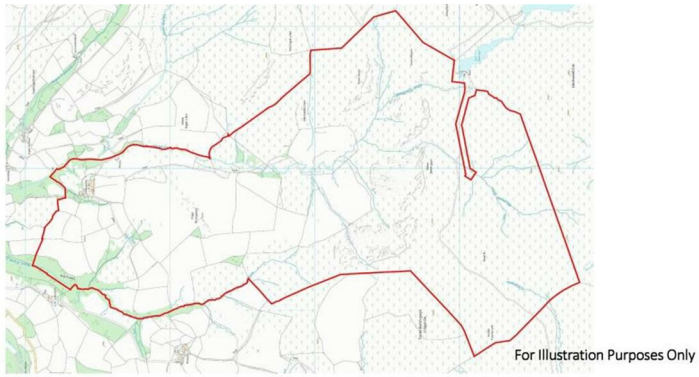
SHEEP FLOCK

The buyers will be required to purchase approximately 750 head of Welsh ewes (of flock ages) at valuation.

RETAINED LAND

The purchasers will have a right of first refusal to acquire at valuation approximately 50 acres retained by the vendor.

OS PLAN



A plan is included with these sales particulars for identification purposes with the boundaries highlighted in red. A copy of the Land Registry plan forms part of the legal pack, if there is any inconsistency between the OS plan and the Land registry plan the later shall prevail.

FARM SALE

A farm sale will be conducted at Rhos Y Garreg on Saturday 31st October 2026

VIEWING

Strictly by appointment only arranged through the selling agents.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

PARTICULARS OF SALE

SITUATION

The village of Aberhosan nearby is 5 miles inland from

Machynlleth. The market town provides for a good range of facilities to include both primary school and secondary schools. Aberystwyth is 23 miles to the South, Llanidloes 16 miles inland and Dolgellau 21 miles to the North.

THE FARMHOUSE

The farmhouse is mainly of traditional construction and is in need of renovation. The existing accommodation briefly comprises of;

.

.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with stairs to first floor accommodation, quarry tiled floor and doors to

SITTING ROOM
11'8 x 11'5 (3.56m x 3.48m)
with tiled fireplace and window to fore.

LIVING ROOM
12'8 x 13'1 (3.86m x 3.99m)

with Victorian fireplace with recess cupboard to side. Window to fore.

PANTRY
11'8 x 4'8 (3.56m x 1.42m)
with shelving and window to rear.

DINING ROOM
15'2 x 17'1 (4.62m x 5.21m)
Inglenook with tiled fireplace, slate floor and window to side.

KITCHEN
11'5 x 13'9 (3.48m x 4.19m)
comprising sink unit, old stanley range and window to side.
Room above

CELLAR

FIRST FLOOR ACCOMMODATION

LANDING
access to roof space and doors to

BEDROOM 1
12'7 x 7'5 (3.84m x 2.26m)
with feature fireplace and window to rear.

BEDROOM 2
12'8 x 9'5 (3.86m x 2.87m)
with cast iron fireplace and window to fore.

BEDROOM 3
15'3 x 11' (4.65m x 3.35m)
with feature fireplace and window to fore.

BEDROOM 4
14' x 11' (4.27m x 3.35m)
with window to side.

BEDROOM 5
11'4 x 11'8 (3.45m x 3.56m)
with feature fireplace and window to side.

BATHROOM
8' x 6'1 (2.44m x 1.85m)
comprising bath, wc and wash hand basin.

THE OUTBUILDINGS

The outbuilding briefly comprises of: - (See drone pictures)
• Silage Pit 30 x 75
• Silage Pit 110 x 25
• 2 x 60 x 35 outbuildings with feeding passage
• 75 x 35 and 75 x 30 Simplex shed with side feeding passage.
• 75 x 25 cubicle shed
• 8 stables/ looseboxes
• 52 x 35 Implement shed
• Sheep handling facilities
• Concreted yards etc

THE LAND

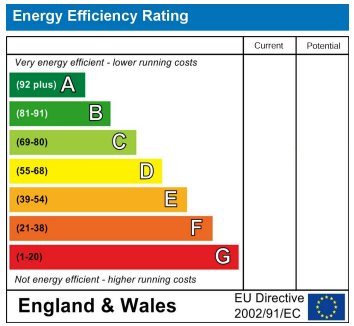
This expansive 1,190-acre holding presents a rare opportunity to acquire a highly successful livestock enterprise with clear potential for diversification into conservation or leisure pursuits. The land comprises a rich mosaic of pasture, woodland, and moorland, with selected areas designated as a Site of Special Scientific Interest (SSSI), reflecting its environmental significance.
The holding occupies an elevated position, with the farmstead situated at approximately 200 metres above sea level. Its highest points—Cipyn Du, Tarren Bwlch Gwyn, and Tarren y Gesail—rise to around 470 metres, offering dramatic upland scenery. The unimproved mountain land along the western boundary benefits from convenient access via the Dylife Road. Although classified as Grade 4 and 5 agricultural land, the majority of the lower enclosures have been extensively improved and are now laid to clean permanent pasture. The in-bye fields are well suited to silage and hay production, further enhancing the holding's versatility.
The land is broken down to the following classes:
• c. 252 acres of Productive Pastureland
• c. 199 acres of Ffriddland
• c. 695 acres of Rough Grazing and Enclosed Mountain Land
• c. 44 acres of Woodland
The land has been carefully and consistently managed and is in excellent heart. Boundaries are defined by a combination of well-maintained stock fencing and mature hedgerows, and the entire holding is ring-fenced. A strategically positioned internal track provides practical access to the more distant enclosures, supporting efficient day-to-day management. A generous natural water supply runs throughout the property, and a 33kV electricity line crosses the land.

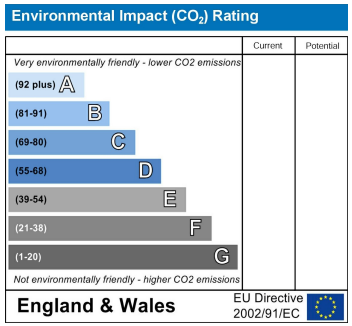
AGENTS COMMENTS

Seldom do large holdings of this nature become available in Mid Wales. The Hafod and Hendre system of farming has served our client well over the last 60 years. Rhos Y Garreg is noted for the livestock it produces and are always well sold through the livestock markets in the area.

1st floor

2nd floor





16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com