









## Overview

A rare and exciting opportunity has arisen to lease Penlan Farm, an extensive 330-acre hill farm forming part of the Penllergaer Estate on a 15-year Farm Business Tenancy commencing on the 29th September 2025. Nestled in the picturesque village of Upper Chapel, just 10.7 miles north of Brecon, this well-established livestock holding presents an exceptional prospect for progressive farmers seeking a long-term tenancy.

The holding comprises a substantial principal farmhouse, a range of traditional and modern agricultural buildings, and productive pasture and with ground. In total, the farm extends to approximately 330 acres, having the added benefit of valuable grazing rights for 400 ewes on the adjoining Lower Epynt. This is a unique chance to take on a unit with both scale and potential.

Please note The property is advertised to be let as a whole.



## Situation

Upper Chapel is a small rural hamlet situated near the Brecon Beacons National Park, in the county of Powys, mid Wales. Set within the scenic Honddu Valley, it lies approximately 10 miles (around 18 minutes by car) north of Brecon, a popular market town that provides a full range of services and amenities.

Penlan is positioned along the B4520, a quiet country road connecting Brecon to Builth Wells. It enjoys a peaceful setting surrounded by open farmland, rolling hills, and access to a wide network of walking, cycling, and riding routes. The surrounding area is known for its outstanding natural beauty.

Despite its secluded feel, it is well connected by road. The A470 lies just 5 miles to the east, providing links to larger towns and cities such as Builth Wells (15 miles), Llandrindod Wells (22 miles), and Cardiff (approximately 45 miles to the south).





## Farm House

Penlan Farmhouse is located in the centre of the farmyard. The property benefits from a farmhouse kitchen, 2 further reception rooms, utility room, 4 bedrooms and a family bathroom.





## Farm Buildings

### 1. General Purpose Building: (50ft x 90ft)

A steel framed building with concrete panelled walls and vented sheets above under a fibre cement roof on an earth floor. Electric and water supply available.

### 2. General Purpose Building 2: (50ft x 75ft)

A steel framed building under a box profile roof with hardcore flooring. The walls area a combination of concrete blocks with Yorkshire board cladding above, and timber boards with box profile sheets above. Electric and water connections available.

### 3. Atcost Shed: (70ft x 45ft)

A concrete framed building with concrete block walls, asbestos sheets and Yorkshire board cladding. The building has a part concrete floor with the remaining being hardcore. Enclosed concrete yard area present at the front of the building. Electric supply available.

### 4. Granary: (15ft x 13ft)

A traditional stone built building under a slate roof.

### 5. Garage (20ft x 16ft)

An open fronted block built garage under a monopitched tin roof.

















## Farm Land

The holding extends to approximately 330 acres (133.5 hectares) and is split into two main blocks of sloping upland pasture. Penlan, shaded light green on the accompanying plan, amounts to around 250 acres (101.2 hectares), while Ty'n Y Wern, shaded dark green, comprises approximately 80 acres (32.4 hectares). The land is sloping in nature, typical of the area, and well-suited to upland livestock farming. In addition, the property benefits from valuable hill grazing rights, accessible from the northern boundary of Penlan, providing outlying grazing on the Lower Epynt for up to 400 ewes.

## Soil Type

According to the Welsh Government's Agricultural Land Classification, the land at Penlan is predominantly Grade 4, with some areas classified as Grade 5. Soils mapping indicates a mix of soil types across the holding, including freely draining, slightly acidic loamy soils, as well as slowly permeable, seasonally wet, acid loamy and clayey soils.





## Location Plan

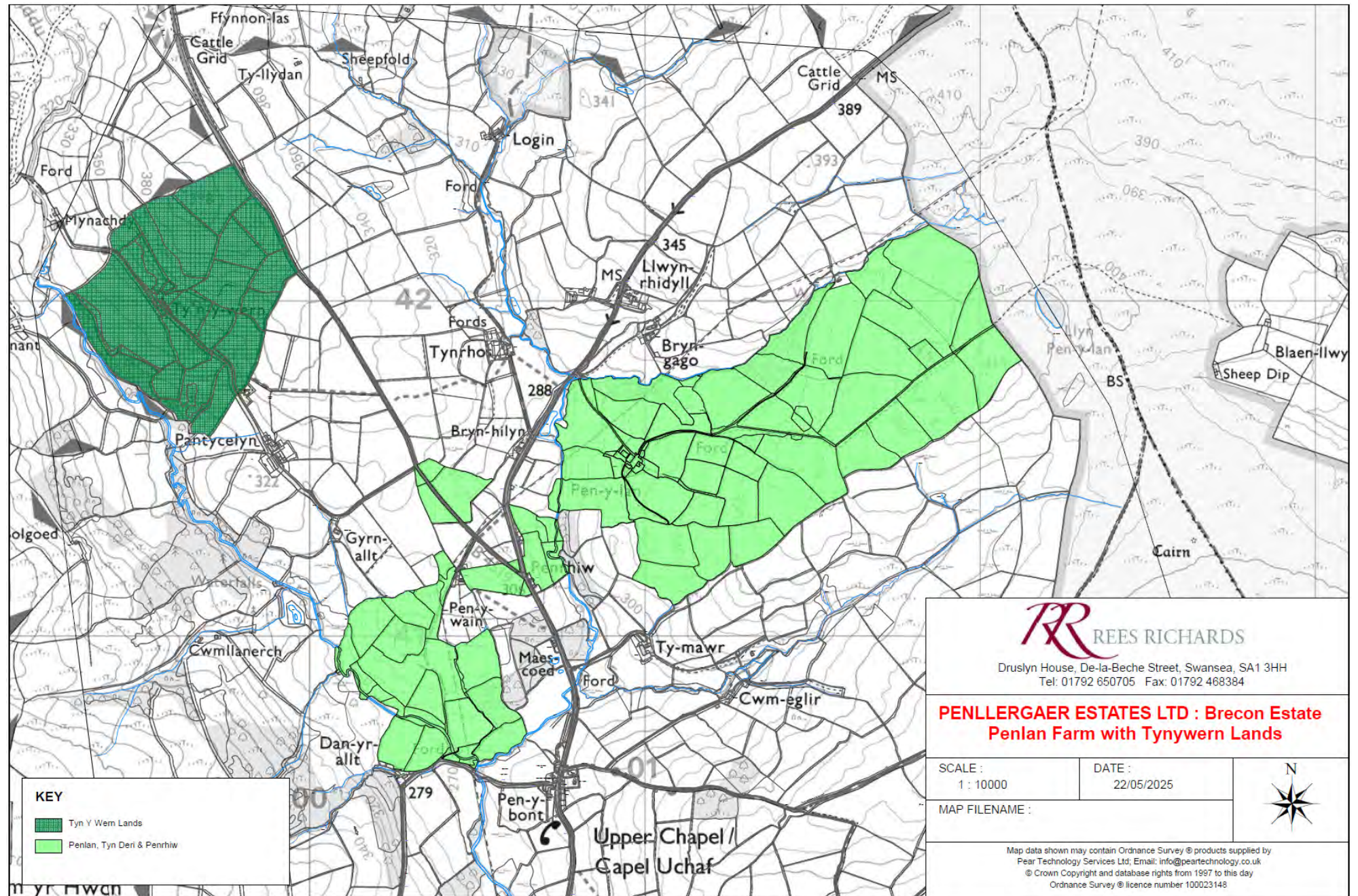
For Identification Purposes Only





## Land Plan

For Identification Purposes Only





## Further Information

### Tenancy & Term

Tenancy & Term: Penlan will be let for a period of 15 years, under a Farm Business Tenancy (FBT). The FBT will be covered by the provisions of the Agricultural Tenancies Act 1995.

### Rent Payable & Rent Reviews

The rent is to be payable half yearly in advance on the 29 September and 25 March; the first installment due upon commencement of the tenancy. Rent reviews will be in line with the 1995 Agricultural Tenancies Act, every three years to market value or other mechanism agreed by both parties.

### Insurance

The Landlord will insure the buildings under its policy and for any consequential losses or damage to the Tenant's property. The Tenant will insure their fixtures and fittings, livestock, deadstock and contents. The Tenant will maintain their own Public Liability cover. The landlord and agents will also retain their own public liability cover.

### Repairing Responsibilities

Repairing obligations for the holding are set out in the draft FBT.

### Outgoings

The tenant will be responsible for paying all outgoing related to the holding, including Water, Electricity and Fuel.

### Sub-letting

There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

### Subsidy Schemes

The prospective tenant will be permitted to apply to the Sustainable Farming Scheme. The tenant will not be permitted to increase the level of tree cover present on the holding.

### Livestock

It is currently understood that there is a settled flock of 200 Cheviot x Lley Ewes with lambs present at the holding. The Tenant will be required to purchase the flock from the outgoing tenant at market value which is to be agreed between the incoming tenant and the outgoing tenant.

### Schedule of Condition

A photographic schedule of condition of the house and buildings and will be undertaken prior to the tenancy commencing and will be annexed to the tenancy agreement.

### Wayleaves, Easements and Reservations

The Landlord reserves a right of access at reasonable times across the holding, and all timber rights are reserved to the Landlord. The property is let subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. Please note the MOD have a right of way over Ty'n y Wern land.

### Banc Y Celyn Windfarm

The incoming tenant agrees not to object to the proposal, nor cooperate with any third parties in objecting, nor divulge any privileged information to third parties or objectors. The incoming tenant agrees that the Landlord will retain any financial benefit from the proposed scheme, however the tenant will be compensated for any damage and loss arising from the construction.

### Solar PV

A solar PV array is installed on Shed 1, with the feed in Tariff payments retained by the Landlord. The Tenant benefits from a reduced electricity bill, making for an efficient energy arrangement. Under the terms of the agreement, the Tenant is responsible for providing the Landlord with quarterly generation meter readings and for monitoring the system. The Landlord remains responsible for the maintenance and repair of the solar installation.



**Land Transaction Tax**

The successful tenant will be responsible for the payment of all Land Transaction charges that may arise from granting of the tenancy agreement and for registration at the land registry. Professional advice should be sought on the matter prior to the acceptance of the agreement.

**VAT**

The incoming tenant will be liable for any VAT applicable to the rental charges for the property.

**Deposit**

The tenant will not be required to provide a deposit.

**Services**

The house benefits from mains electricity and water. There is a 500 litre tank above the house which is fed via a spring to supply the outbuildings. Heating to the Farmhouse is via an oil fired boilers to radiators throughout.

**Council Tax Band**

Band F- approx, £3,350.28 per annum for 2025-2026 for Powys County Council.

**Local Authority**

Powys County Council, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597827460

**What 3 Word/ Post Code**

health.voting.deploying / LD3 9RG

**Viewings**

Viewings strictly by appointment only. Interested parties must make prior appointments with Rees Richards & Partners on 01267 612021.

**EPC**

Farmhouse - Rating F (23).

**Health & Safety**

All viewings are carried out at the sole risk of the viewer and neither the Agents nor the Landlord take responsibility.

**Notice for Guidance for Prospective Tenants**

All prospective Tenants must satisfy themselves by inspection or otherwise the accuracy of the statements contained within these particulars.

**Tender Details**

The holding is to rent by Informal Tender and will follow a two-stage process.

**Stage 1**

We will ask perspective tenants to complete the Agent's Tender Form which is available from the Agents office. All tenders to be submitted to the following address before 12pm noon on Wednesday 13th August 2025:

Rees Richards & Partners, 12 Spilman Street, Carmarthen, Carmarthenshire, SA31 1LQ or by email to [christine@reesrichards.co.uk](mailto:christine@reesrichards.co.uk), and clearly marked 'Penlan Farm, Penllergaer Estates Ltd'.

Please refer to the Agent's Tender Form for more details. Applicants are encouraged to give as much detail as possible in their application forms. The prospective tenant is asked to tender a rent on a pound per annum basis.

**Stage 2**

A shortlist of applicants will be invited to an interview to understand how their approach will complement the Penllergaer Estate, in addition to an inspection of the applicant's holding. Please note tender submissions are conditional on prospective tenants having attended a viewing day.

Please Note: The landlord and their Agents will not be bound to accept either the highest or any offer for the farm.









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