

LLWYN MADOC

- MID WALES -



*An Exceptional High Bird Pheasant Shoot
with Excellent Accommodation*

TO LET

JM Osborne

Rural · Professional · Sporting



LLWYN MADOC ESTATE

LOCATION

Llwyn Madoc is a quintessential gem of a Country Estate, nestling amongst the Cambrian Hills in the Cnyffiad Valley. The Estate is located in beautiful rural mid-Wales, a short ten miles from the historic market town of Builth Wells. The Estate is accessible by road, rail, or air with a designated helicopter landing site or a sub-two-hour drive from Cardiff Airport. The train station is Llanwrtyd (8.1 miles away) and the normal train time from London is around 5.5 hours with one change and from Birmingham is around 3.5 hours, also with one change.

DESCRIPTION

As a result of the huge demand for shooting in Wales, very rarely does the opportunity present itself to acquire Sporting Rights on an Estate renowned for showing the quality of birds that Llwyn Madoc has a reputation for. The Estate extends to approximately 2,800 acres including stunning valleys, semi-ancient woodland and well-positioned cover crops. It is evident that shooting has been a central part of the Estate for centuries. The Estate currently has eight strategically positioned release pens totalling an area of 67 acres and circa 50 acres of cover crops feeding nine very impressive drives, potentially providing two consecutive days shooting.

The bulk of the Shoot is currently focused through the Cnyffiad Valley within which the Mansion House is also situated. The Estate's topography lends itself to showing exceptional game birds across a variety of drives, many of which offer wonderful views. In the last decade, the Shoot has established a fantastic reputation as a destination Shoot, showing incredible and very varied birds.

In recent years, the Shoot has shot up to 45 days per season, with an average bag usually consisting of 350 birds per day and a season return of circa 35%. The owners wish to now see a smaller Shoot run on the Estate, which will maintain the quality and enhance the experience.

WOODLAND

There is approximately 825 acres of woodland on the Estate, much of which is stunning semi-ancient natural woodland. The woods have been managed over the years with the Sporting interest very much in mind and the Estate are keen to work with the Sporting Tenant in a similar way going forward, to make further improvements where possible. There are Woodland Management Plans in place which will continue as well as the possibility of some further planting. The Sporting Tenant will be involved in the forestry plans going forwards.



KEEPERING

In recent years, the Shoot has mostly been operated with two full-time Keepers. The Estate Keepers are currently accommodated in two Estate houses. The Headkeepers house (Llwyn Owen) is located adjacent to the main Shoot yard and is a well-positioned two-bedroom house with suitable facilities and kennelling. The Underkeeper's house (Coed Trefan) is also a well positioned two bedroomed cottage. However, the Letting Agents believe Llwyn Madoc would be better suited to having one full time Keeper, with a smaller release programme.



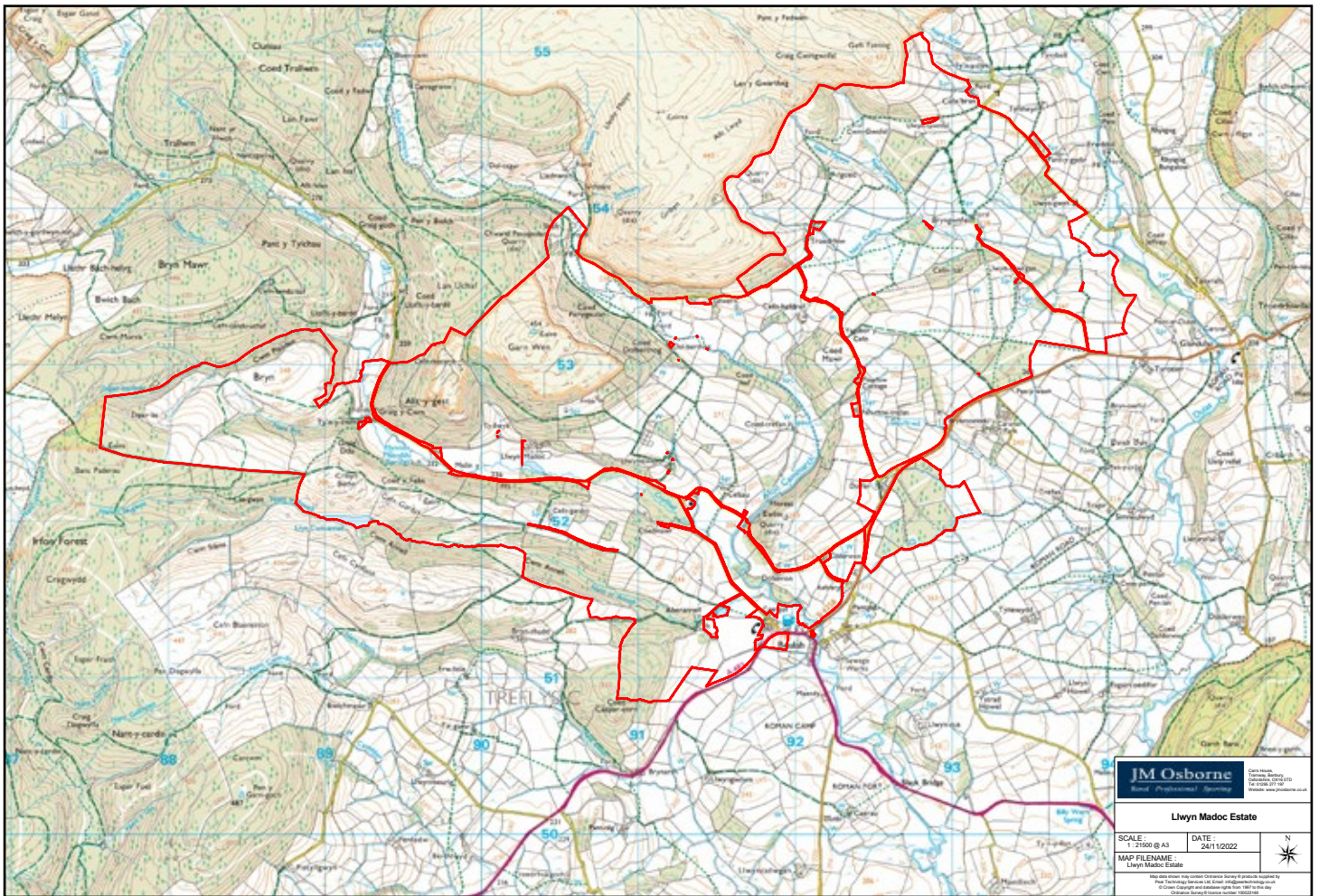
LLWYN MADOC HOUSE

The mansion house is a stunning south-facing Manor dating back to 1747 and having been owned by the same family since its origination. This beautiful family house offers Shoot teams the perfect accommodation, located in the centre of the Estate. The house is capable of catering to a full team of Guns in the traditional but very comfortable nine bedrooms, with a large drawing room and dining room, both of which provide the most wonderful areas to relax and entertain guests in before or after a day in the field.

SHOOT BUILDINGS

The Shoot currently has use of one large agricultural barn situated at the Headkeepers' house which provides sufficient space for the storage of Shoot equipment. More storage may be available if required.





TERMS OF THE LETTING

The Shooting Rights are to be let for an initial term of between five and seven years.

It is the intention of the Estate owners to find a suitable high-quality Tenant who wishes to work with the Estate to run and further develop the Shoot with a strong focus on Best Practice and sustainable management techniques.

Although contractually this arrangement will be a formal letting under a written Lease, it is essential that the Estate and the Shooting Tenant have a similar vision and objectives and will work together to create a successful and enjoyable venture.

The Estate wishes for the successful applicant to make use of the house for accommodation when shooting on the Estate and it is therefore the Estates intention to include not less than ten nights of accommodation within the Sporting Lease, but more are available if required.

DIRECTIONS

Please use the following what3words address to find the location of the Llwyn Madoc Estate or click on the QR code to go straight to your smart phones mapping app.

What3words
hazel.defaults.goose



VIEWING

Strictly by prior appointment with
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