

COMMUNITY FARM FOR SALE

Lôn Felin Hen, Tregarth, Gwynedd, LL57 4BB

Ffarm
Moelyci

I feithrin bwyd da, bywyd
gwyllt a menter lleol
For good food, wildlife and
enterprise nurtured locally



Watched over by its own mountain, the farm provides a perfect setting for the local community to meet, engage and enjoy within a wildlife rich setting. Ffarm Moelyci is a 337 acre community enterprise situated on the edge of Snowdonia National Park with easy access to the A5 and A55.

We present a rare opportunity to secure a range of land, buildings, enterprises and groups to develop a sustainable business. The farm is open to tender and is marketed as vacant possession however the range of activities and importance of the ecological diversity on the farm mark it as truly unique. There is an opportunity and local demand to continue the farm into the future as in conjunction with of a range of established community enterprise stakeholders., each adding significant valuable benefits to the farm as a whole.

The farm is a product of the community and energy behind it. A brochure of each aspect of the farm has been produced for you. We further invite you to join us and visit the farm and view the benefit of community collaboration and understand why the farm is so well loved locally.

POA

office@moelyci.org
01248 602 793

Location

Ffarm Moelyci is in the perfect location. Set within the small community of Tregarth, just outside Bangor, and in the crux of the A5 and A55 (J11) it is a truly rural location. It feels like it's off the beaten track but easy to find. The lower farm is where the activities take place and the location of our cafe and shop. Access to the mountain is through our adjoining communities in Sling and Mynydd Llandegai.

Community and Enterprise

The farm is a success of a large group of committed and dedicated community members and volunteers who are involved with a myriad of different activities we hold on the farm. It would be difficult to market the farm without showcasing these activities and demonstrating their value and benefit to any future purchasers.

The activities are a diverse perfect mixture of community volunteer groups benefitting the farm as a whole, focussed enterprises, stakeholders, projects and facilities:

Allotment Holders

60+ allotment holders over 2 fields holding organic principles.

Barn & Kitchen

Community space for hire with fully equipped training kitchen.

Shop and Cafe, Blas Lôn Las

Community Shop and Cafe championing local foods & producers.

Cosyn Cymru

A local award winning sheep cheese and yogurt maker.

CH—Redirect

Biomass to energy project adding value to rural farms.

The Growing Space

Ethical organic growing. Vegetables, herbs, flowers & medicinals.

PhytoPilot

Enterprise producing sustainable fish food from waste.

Orchard Group

Community cider and perry orchard volunteer group.

Wildlife Group

Survey and habitat management, volunteering.

Woodland Group

Woodland management, coppicing.

Snowdonia Donkeys

Charity giving wellbeing through looking after donkeys.

.... And so so much more!

If you're only interested in buying the farm...

The sale is taking place through Jones Peckover, our local agents. We strongly encourage supporters or purchasers who want to work alongside the stakeholders at Ffarm Moelyci and continue the activities and groups taking place.

jonespeckover.co.uk
01745 832 240



Description

The farm is up for sale as 4 parcels of land, each with its own unique focus and ecology.

Mynydd Moelyci—214 Acres

The SSSI mountain is separate to the bulk of the farm and is accessed through Mynydd Llandegai. This upland grazing consisting of 214 acres rises up to 400m. It comprises of extensive areas of heather, grazing and bracken.

Y Parc (Sling) - 37.4 Acres

Y Parc features the upland farm and features mixed grazing and heather and bracken with a large rocky outcrop. The outcrop features the largest rock cannon in North Wales. Access is via a small lane leading from Sling.

Upper Farm - Y Ffridd—38.9 Acres

Situated south of the lower farm, y Ffridd is an area of mixed agricultural pasture with woodlands and rocky outcrops. The area is grazed by horses and sheep and features the significant body of the farm's SSSI.

Moelyci Farm and Buildings—47.1 Acres

The main farm and buildings and the majority of the activity on the farm is located on the lower fields, the northern part of the farm. The area extends south to the woods, Y Goeddwig of Cae'r Afon, and is accessed from the main driveway off the B4409. It comprises of 90 acres of mixed land pasture, woodland and allotments with an area for a polytunnel market garden and shop./cafe. There is also a small orchard and soft fruit field. 50% of the area is designated SSSI. Located here is the original farmhouse, now offices and a converted barn into community centre and training kitchen.

SSSI

Most of the farm is classed as a site of special scientific interest SSSI. Though careful tending of the land, the ecology has flourished to make the farm nationally important for grassland, its rare waxcaps and fungi, orchids and wildlife. It demonstrates how a farm can work interactively with the ecology, allowing a mutually beneficial environment. There are recorded 26 species of waxcaps and another 32 rare species of fungi to be found in its neutral grasslands and mire habitats.

What can you do? HELP SAVE THE FARM!

If you're interested in buying as a going concern or want to pledge to secure the farm for the future:

A full brochure of the farm can be found at

www.moelyci.org/sale-of-the-farm

Alternatively come and speak to one of us:

01248 602 793

If you want to write to us:

office@moelyci.org

Or why not visit us on our open day October 28th:

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Further information about the farm on request.

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