

10 January 2023

Dear

**ATISN 16947 - Purchase of Gilestone Farm by Welsh Government - options appraisal**

**Information requested**

Thank you for your request which I received on 8 December 2022. You asked for:

- The options appraisal for the above project.

**Our response**

The information you requested is at Annex A to this letter.

**Next steps**

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,  
Welsh Government,  
Cathays Park,  
Cardiff,  
CF10 3NQ

or Email: [Freedom.ofinformation@gov.wales](mailto:Freedom.ofinformation@gov.wales)

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely

## Annex A

### Options & Risk Analysis

#### Options

##### ***Option 1 – Green Man to acquire or lease the subject Property.***

Green Man is not in a financial position to acquire the entirety of the Subject Property to enhance the future success of the business.

##### ***Option 2 – WG does not acquire the Subject Property***

If WG does not take this opportunity to acquire this property, the prospective future expansion and success of Green Man will not be optimised alongside a corresponding reduction in meeting policy aims and delivering potential economic benefits to Wales.

##### ***Option 3 – WG acquires the Subject Property***

The Subject Property is ideally located to help support Green Man and is currently the only site available to achieve this aim. In the event that Green Man is not able to use the subject land for the expansion, it can be re-sold on the open market for value.

##### ***Option 4 – WG acquires an alternative Property***

Apart from the Subject Property, there is currently no other known suitable farmland available for purchase to support the expansion of Green Man.

##### ***Option 5 – Grant Support to PPL***

WG could consider offering a grant to Green Man to support the purchase of the property and/or the wider project. However, under these circumstances, there would be no financial return to the WG nor would WG hold an asset with value.

##### ***Option 5 – Loan support to PPL***

WG could consider providing a loan to PLL to support the purchase of the property and/or the wider project. However, as the Business Plan has yet to be completed and approved, there is currently no basis upon which to determine the extent of any loan. If the prospective purchase by WG is not completed, then the owners may simply retain the property and remove the current opportunity for the site to be used for Green Man.

##### ***Option 6 – Powys County Council acquires the Subject Property***

Powys County Council could potentially purchase the Subject Property and sell/ lease it to Green Man in a similar way to that proposed by WG in this MA. However, Powys County Council does not have the funding available to enter into such a transaction.