

Regulated by:



Since 1989

A first quality extensive agricultural holding of some 236 acres or thereabouts, (95.49 ha) Nr Haverfordwest, Pembrokeshire, West Wales



Chapel Hill Farm, Camrose, Haverfordwest, Pembrokeshire. SA62 6JN.

A/5218/AM - offers in excess of

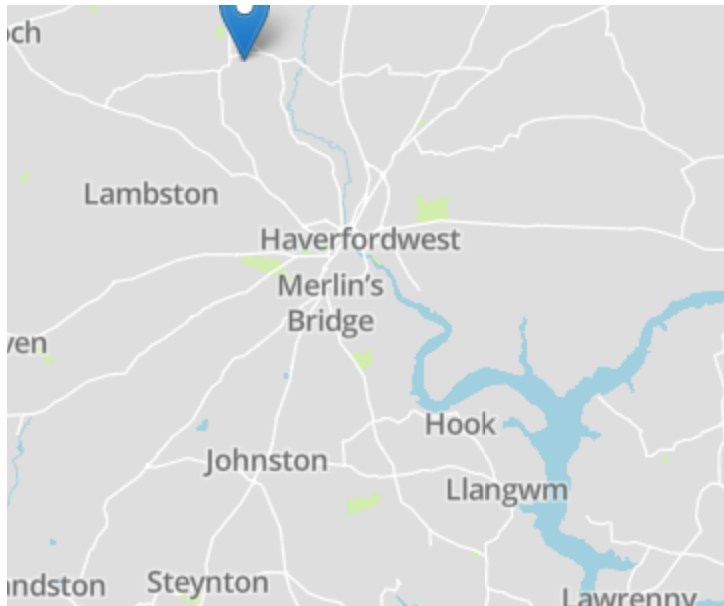
£2,600,000

*****A first quality extensive agricultural holding of some 236 acres or thereabouts, (95.49 ha) in a sought after Pembrokeshire early growing locality *** Suiting a variety of land uses *** High productive capacity *** Livestock and arable farm *****

Offers invited in excess of £2,600,000 for the whole, or available in Lots. Freehold for sale by Private Treaty

Lot 1: 43.604 acres including farm buildings Lot 2: 118.605 acres Lot 3: 13.055 acres

Lot 4: 35.477 acres Lot 5: 25.223 acres



General

A first quality Freehold livestock and arable farm in an early grass growing producing area, more latterly being entirely arable with the farm buildings sadly neglected and extending to some 236 acres (95.49ha) or thereabouts.

The property formerly being a dairy farm, now requiring further capital investment if to be restored to that purpose but still providing high productive capacity of well farmed land. This comprises calf rearing shed, farm office, bulk tank room, water and engine sheds, chemical store, dairy parlour. Small cubicle sheds

The land lies only 1.5 miles off the A40 London to Fishguard trunk road, and is available with full vacant possession on completion.

Location

The property is located 4 miles from the county town of Haverfordwest within the County of Pembrokeshire, climatically influenced by close proximity to the coast and just 12 miles south of the Irish connecting port and town of Fishguard. 1.5 miles off the A40 London to Fishguard trunk road.

The homestead lying some 150ft above sea level and having frontage to the Western Cleddau River being a main tributary of the main River Cleddau.

Small Cubicle Shed

54' 0" x 34' 0" (16.46m x 10.36m)

Enclosed Feed and Collection Yard

Servicing the entire areas of the farm buildings.

Cubicle Shed

73' 0" x 40' 0" (22.25m x 12.19m)

Main Cubicle Shed

136' 0" x 75' 0" (41.45m x 22.86m)

Further Cubicle Shed

100' 0" x 105' 0" (30.48m x 32.00m)

Silage Bunkers/Slurry handling

With slurry and dung handling system with high capacity for storage purposes.

The Land

The land extends to some 235 acres with the fields of large proportion geared to mechanised agricultural and grass management systems, which enable ease of angular maneuvering for modern agricultural transportation.

The Farm is intersected partially by council maintained roads which give all round the year useful access to the majority of the parcels. There are a number of areas of woodland providing good shelter and valuable resource to the holding.

LOTTING

Lot 1

43.604 acres including farm buildings. (See Plan attached)



Lot 2

118.605 acres





Lot 3
13.055 acres



Lot 4
35.477 acres





Lot 5
25.223 acres



recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are informed that the property benefits from mains electricity, mains water.

Directions

Directions to this property are available through the sole selling Agents Morgan and Davies, Lampeter Office. Please contact them on number below.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

Agents Comments

A first quality agricultural holding of some 236 acres of thereabouts being a former dairy farm, now requiring further capital investment if to be restored to that purpose but providing an extensive range of farm buildings which have great potential.

Planning

Further details regarding planning or alternative use are invited to be submitted to Pembrokeshire County Council.

Public Rights of Way

The farm is sold with the benefits of any Public Rights of Way in existence either declared or not declared.

The property does have direct access to Local Authority maintained highways which are maintained at public expense.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a