



Impressive agricultural portfolio of some 511 acres plus brand new 10,000 sq.ft. commercial milk bottling plant. Immediate access to A48 and 6 miles to M4. Close to Carmarthen/Cross Hands. Edge of Llanddarog, West Wales.

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PENRHIW FARM,
CWMISFAEL,
LLANDDAROG,
CARMARTHEN SA32 8BY

£6,100,000

REF: A/5550/RD



**PENRHIW FARM,
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SA32 8BY**

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LLANDDAROG, CARMARTHENSHIRE

Impressive agricultural portfolio of some 511 acres
Brand new 10,000 sq. ft. commercial milk bottling
plant

Main homestead including 3/4 bed farmhouse

Useful range of modern outbuildings

Set within early growing West Wales region

Slurry Lagoon ** Red soil farmland

Planning permission for additional cubicle building



** Impressive agricultural portfolio of some 511 acres
thereabouts ** Main homestead including 3/4 bed farm
house ** Useful range of modern outbuildings ** Over 280
cubicles and loose housing buildings ** Water connections
to all fields on main homestead ** Slurry lagoon ** Red soil
farmland ** Set within early growing West Wales region **
All fields enjoying council road frontage ** Recently
constructed 10,000 sq.ft. commercial milk bottling plant
finished to the highest standard ** Planning permission for
additional cubicle building ** Immense diversification
potential ** Strategically positioned just off the A48
between Carmarthen and Cross Hands ** 6 miles to M4 and
Swansea ** One of the finest agricultural holdings to come
on the market in recent times ** Outstanding agricultural
parcel of notable quality ** A rare and unique opportunity
to secure a large block of land that must be viewed to be
appreciated **

The property sits on the edge of the popular
Carmarthenshire village of Llanddarog with its primary
school, public houses, shops, excellent public transport
connectivity to Cross Hands, Llanelli and Carmarthen. The
village is strategically positioned just off the A48 dual
carriageway. The Mid-Wales strategic town of Carmarthen
with its Network Rail connections, university, regional
hospital, retail parks and modern cattle market are all
within 10 minutes drive of the property.



THE PROPERTY

The property comprises of 4 separate entities including:

1. Penrhiw Farm, Cwmisfael, Llanddarog, Carmarthenshire SA32 8BY - Land Title CYM821246 & CYM885546 (red on attached plan)
2. Land at Capel Ifan, Llanddarog, Carmarthenshire, SA32 8NY - CYM865467 (purple on attached plan)
3. Land at Penbanc, Llangyndeyrn, Kidwelly, Carmarthenshire, SA17 5ES - CYM720285 (blue on attached plan)
4. Land at Cadwgan Fawr, Llangyndeyrn, Kidwelly, Carmarthenshire, SA15 5ER - CYM762034 & WA935836 (orange on attached plan)
5. Land at Capel Isaf, Capel Dewi, Carmarthenshire. This includes 135 acres of productive Towy Valley pasture land.

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With excellent road frontage the land is ideally situated for maize cropping.

The property also includes a commercial milk bottling plant formerly Cwm Gwendraeth Valley Milk (known as Llaethdu Cwm Gwendraeth Dairies cyf.) This is on a separate land title but immediately adjoins the farm. Should the fixtures and fittings not be required, these will be removed prior to completion.

The main farm is serviced by borehole with constant water supply. The milk bottling plant is

water supply.

PENRHIW FARM, CWM ISFAEL, LLANDDAROG.

180 acre productive dairy farm with a modern range of outbuildings, 3/4 bed farmhouse including Cwm Gwendraeth Valley milk processing plant unit.

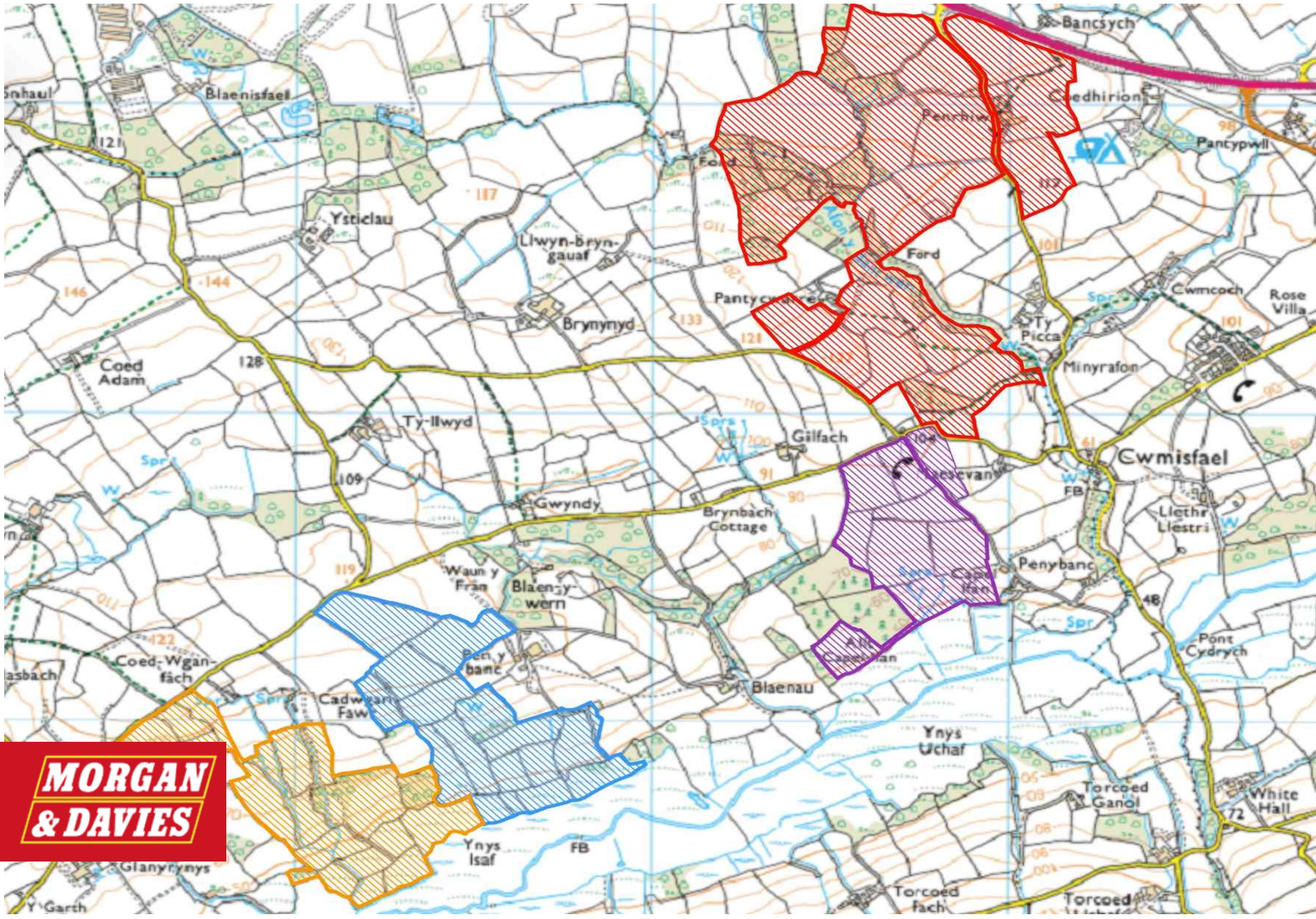


FARMHOUSE



Front Porch

With glass panel door into:



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PENRHIW FARM PORTFOLIO

Hallway

Accessed via glass panel door with understairs cupboard, radiator.

Sitting Room/Office/Potential Bedroom

12' 2" x 14' 6" (3.71m x 4.42m) window to front, radiator, electric fireplace.

Lounge

11' 6" x 14' 4" (3.51m x 4.37m) window to front, stone fireplace and surround, multiple sockets, TV point, radiator.

Dining Room

Rear window to garden, xxxx glass door, tiled flooring.

Kitchen

10' 9" x 8' 7" (3.28m x 2.62m) modern range of base and wall units, wood effect worktop, tiled flooring, 1½ stainless steel sink and drainer with mixer tap, electric oven and grill, tiled splashback, spotlights to ceiling.

Lean-To Utility Room

6' 8" x 19' 0" (2.03m x 5.79m) with a range of base

LAND



BOTTLING PLANT



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PENRHIW FARM PORTFOLIO

units, washing machine connection point, stainless steel sink and drainer with mixer tap, external door to garden, radiator.

FIRST FLOOR

Split Level Landing

With storage cupboard, access to loft.

Rear Bedroom 1

11' 7" x 8' 7" (3.53m x 2.62m) double bedroom, window to side, multiple sockets, radiator.

Bathroom

With panelled bath, WC, single wash hand basin, heated towel rail, enclosed corner shower, tiled flooring, airing cupboard.

Front Bedroom 2

11' 2" x 14' 5" (3.40m x 4.39m) double bedroom, window to front, fitted cupboards and dressing table.

Front Bedroom 3

12' 9" x 9' 7" (3.89m x 2.92m) double bedroom, window to front, multiple sockets, radiator.

SLURRY LAGOON



SILAGE PIT

An aerial photograph of a large farm complex. A long, multi-sectioned barn with a grey roof dominates the center. To the right of the barn, there are several large, rectangular concrete silage pits. The surrounding area includes green fields, a dirt road, and other smaller farm buildings. A red tractor is visible near the barn.

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Walk-In Dressing Room

12' 0" x 4' 4" (3.66m x 1.32m)

Double Garage

24' 0" x 21' 0" (7.32m x 6.40m) of block and render construction, double doors to front, concrete base, side pedestrian door.

EXTERNAL

The main farmyard is accessed via new stone boundary wall with double gated access into the original farmyard.



Stone and Slate Original Farm Building

14' 9" x 52' 6" (4.50m x 16.00m) of stone construction under slated roof currently used for storage and animal fees with 3 phase main electric connection.



Milking Parlour

61' 8" x 15' 9" (18.80m x 4.80m) with 11/11 32 herringbone milking parlour system, automatic feeders, side isolation pen and concrete handling area.



Hay Barn/Calving Shed

72' 2" x 29' 6" (22.00m x 8.99m) with concrete shuttered walls, zinc covered roof and sides.

Cubicle Building 1

75' 0" x 66' 0" (22.86m x 20.12m) with concrete base, double gated entrance to side, 54 cubicles.



Side Dairy

With 9,000 litre tank



Feed Store

49' 3" x 19' 8" (15.01m x 5.99m) accessed from the main concrete handling area with block shuttered concrete walls, cement fibre roof, open ended to front, concrete base, electric water connection

Cow Shed

72' 2" x 72' 2" (22.00m x 22.00m) steel frame, open ended to front, box profile cladding to sides and roof, central feed troughs, handling gate/pens, concrete base, slatted flooring with slurry store, sheltered area through to:



Cubicle Building

95' 0" x 75' 0" (28.96m x 22.86m) steel frame, cement fibre roof, slatted flooring with slurry store beneath, 60 cubicles.



Cubicle Building

79' 9" x 46' 11" (24.31m x 14.30m) steel frame, box profile cladding, cement fibre roof, 40 cubicles and loose housing with central feed troughs.



Cow Shed

90' 0" x 80' 0" (27.43m x 24.38m) loose housing shed, open ended to front and side, handling system, planning permission for a 3 bed extension.



Cubicle Building

180' 0" x 45' 0" (54.86m x 13.72m) steel frame with cement fibre roof, concrete shuttered sides, 120 cubicles and slatted floor with slurry store.



Open Store & Feed Shed

85' 4" x 45' 11" (26.01m x 14.00m) steel frame, Yorkshire boarding to sides, cement fibre roof, open onto concrete forecourt



Main Farmyard

With planning permission for additional cubicle building, upper open silage store with double sided access covering 16,000 sq.ft/3,000 tonnes silage store capacity with potential to expand. Slurry store with 750m³ capacity and connecting pipework leading to slurry lagoon set centrally within the fields providing cubic capacity of 24,000m³ (min) for slurry storage.



CWM GWENDRAETH VALLEY PRODUCTION PLANT

10,000 SQ.FT across ground floor and mezzanine
supporting office space and staff facilities.



Commercial Bottling Plant

Equipped with 1800litre/per hour pasturiser, hymoginiser, separator, associated tanks, with capability of 10,000-12,0000 bottling line



Cold Storage Unit

10m x 10m (approx) cold storage facility with roller shutter access to 2 loading bays. external artic lorry turning circle.



PENRHIW FARM LAND

Totalling some 180 acres of red soil productive grazing and silage fields with excellent council road frontage, all new water troughs located centrally within the fields. In total the farm covers some 14 enclosures suitable for silage and

through the property.

The land is highly productive allowing at least 4 silage cuts per season and is well managed and enjoys central tracks leading through the fields. The fields allow for excellent grazing and cutting pattern served by the slurry lagoon which sits centrally within the holding also enjoying track access from the fields and to the council road.

The land enjoys a southerly aspect and is well renowned throughout the region for its productive grassland.





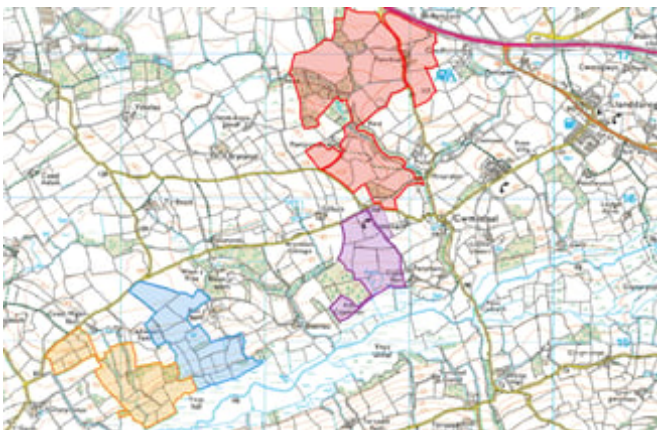




ACCOMPANYING LAND

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LAND AT CAPEL IFAN, LLANDDAROG

50 Acres

Another parcel of highly productive grassland enjoying a southerly aspect capable of accommodating 4 silage cuts per season, equally ideal for grazing purposes.

The property is well maintained by existing mature hedgerows and stockproof fencing with central track in part leading through the fields.

The parcel covers some 9 separate enclosures with excellent road frontage onto the council lane.



LAND AT PENYBANC, LLANGYNDEYRN

75 Acres

Productive grassland currently used for grazing and cropping purposes. Currently split into 15 separate paddocks enjoying a southerly aspect capable of accommodating 4 silage cuts a season.

The property enjoys road frontage onto the council lane with connecting gates through to the field leading down to the lower Valley area where there is land suitable for grazing and cropping of hay and bedding.



LAND AT CADWGAN FAWR, LLANGYNDEYRN

70 Acres

Fully reseeded to provide highly productive grazing and cropping fields capable of accommodating at least 4 cuts per season. Enjoying a southerly aspect, split into some 14 enclosures or thereabouts with mature hedgerows and fencing to boundaries. At the lower point, this land connects to Penybanc fields where cattle currently graze along the lower valley area of the land.

PLEASE NOTE: There is an additional 50 acres of grazing land along common land along the lower valley area accessible to the land at Cadwgan Fawr & Penybanc



CAPEL ISAF FARM LAND, CAPEL DEWI

Extending to 135 acres or thereabouts. see separate link to details.

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

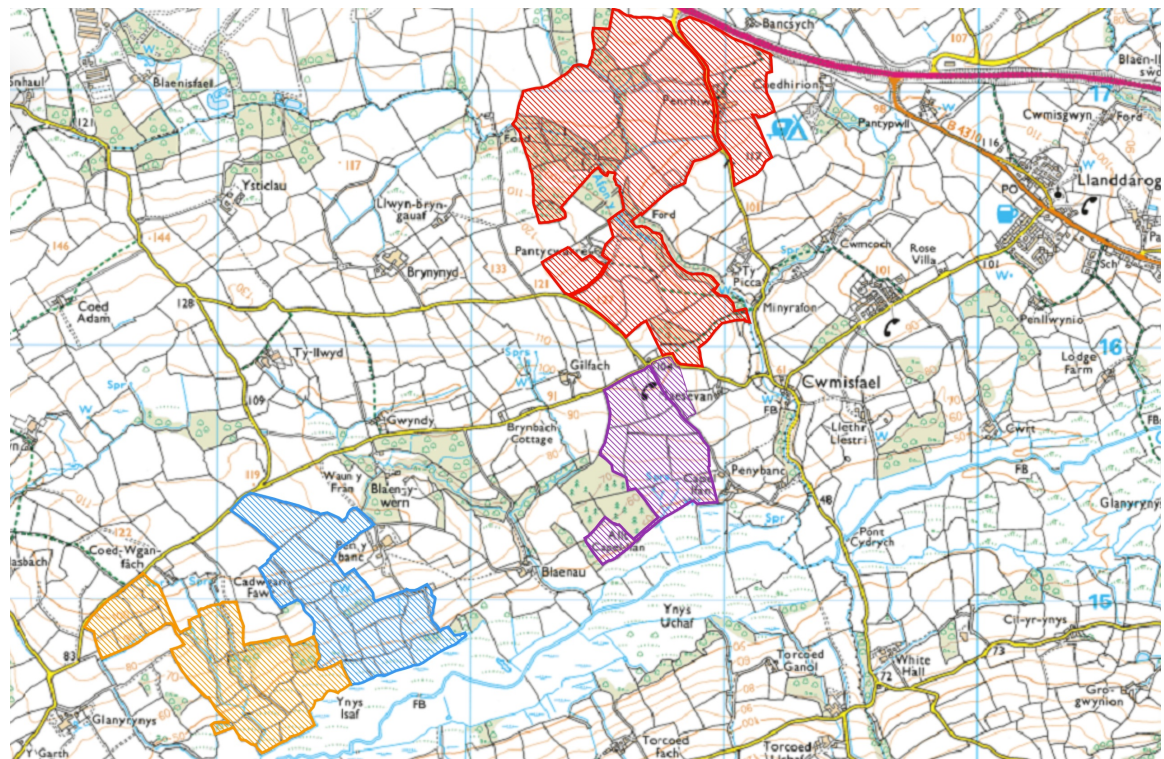
VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages

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Travelling south from Carmarthen on the A48, proceed past the exit to Nantycaws and Nantycaws filling station. Continue past the next 2 exit points from the A48 turning right and take the 3rd exit before you reach the Llanddarog exit. If you reach the Llanddarog exit you have gone too far. Take this right hand exit across the dual carriageway and the entrance to Penrhiw Farm is immediately on your left hand side.

Tenure

Freehold

Services

Penrhiw Farm benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Band D.

Tenure - we understand each parcel to be Freehold.

For further information or to arrange a viewing on this property please contact :

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<http://www.morgananddavies.co.uk>

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (82+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	51
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

