





Overview

Rhydygors Farm is a renowned and well equipped modern dairy farm, having been continuously improved and expanded by the current owners over the years, with ease of operation and maximising production at the forefront of decision making. The farm lies in an area renowned for its ability to grow grass with a relatively temperate climate and early growing season, being well suited to grass and forage production.

The multi-generational family run dairy farm is home to the award winning and nationally recognised Rhydygors herd of pedigree Holsteins, housed year round on a total mixed ration from home grown forage and bought-in blend mixes, whilst both youngstock and followers are turned out for seasonal grazing.



Situation

Rhydygors is predominately ringfenced and accessed from the farmstead, with one field accessed by crossing an unclassified adopted highway, situated about 0.7 miles to the north of the farmstead.

The farm lies in a convenient position, 1/2 a mile south of the B4299, with the villages of Trelech and Cynwyl Elfed, both within easy reach, situated within 3 and 5 miles respectively, providing a good range of day-to-day amenities, to include primary school, public houses and shop. A greater comprehensive range of services can be found in the nearby market towns of Newcastle Emlyn and Carmarthen, situated 8 and 12 miles respectively.

The farm lies within easy reach of several livestock markets to include Whitland, Crymych, Carmarthen and Newcastle Emlyn. There are number of established milk factories in Haverfordwest to include First Milk, Totally Welsh and Pembrokeshire Creamery, whilst nearby Newcastle Emlyn is home to Dairy Partners.



FARMHOUSE

Rhydygors farmhouse has recently benefitted from energy efficiency improvement works to include improved wall and roof insulation, installation of solar panels and air source heating systems. The main farmhouse extends to 3-bedrooms, suitable as a principal residence, with the adjoining annex, offering surplus accommodation.

Internally, the farmhouse comprises a rear hall, utility room, farmhouse kitchen – diner with oil fired Rayburn, with pantry and store room off, living room and study/music room to the ground floor, with three bedrooms, a family bathroom, a separate WC and airing cupboard on the first floor.



Ground Floor

Rear Hall: 2.56m x 1.33m (8' 5" x 4' 4")

Utility Room: 3.80m x 3.56m (12' 6" x 11' 8")

Play Room / Store: 2.46m x 2.21m (8' 1" x 7' 3")

Store: 1.38m x 0.88m (4' 6" x 2' 11")

Kitchen/Diner: 5.64m x 4.57m (18' 6" x 15' 0")

Pantry: 2.46m x 2.08m (8' 1" x 6' 10")

Living Room: 3.91m x 4.26m (12' 10" x 14' 0")

Study/Lounge: 2.06m x 8.02m (6' 9" x 26' 4")



First Floor

Bedroom 1: 2.07m x 4.27m (6' 9" x 14' 0")

Cloak Room: 1.57m x 0.89m (5' 2" x 2' 11")

Bathroom: 2.09m x 1.70m (6' 10" x 5' 7")

Bedroom 2: 3.31m x 5.09m (10' 10" x 16' 8")

Airing Cupboard

Bedroom 3: 3.86m x 4.28m (12' 8" x 14' 1")

ANNEX

The annex comprises a boot room, kitchen – diner and living room to the ground floor, with two bedrooms, a family bathroom and an airing cupboard.

Ground Floor

Utility Area: 1.76m x 1.74m (5' 9" x 5' 9")

Kitchen – diner: 4.83m x 4.56m (15' 10" x 15' 0")

Living Room: 3.75m x 4.33m (12' 4" x 14' 2")

First Floor

Bedroom 1: 3.73m x 4.37m (12' 3" x 14' 4")

Airing Cupboard

Bedroom 2: 4.50m x 2.79m (14' 9" x 9' 2")

Bathroom: 1.90m x 3.36m (6' 3" x 11' 0")





FARM BUILDINGS

1. Calf Shed: 5.43m x 18.51m (17' 10" x 60' 9") Built of brick and concrete blocks under a pitched fibre cement and slate roof.

2. Dutch Barn and Lean-to (Calf Pens & Pump/Wash Room)

Of steel stanchion and corrugated iron construction with concrete block built walls and box profile sheeted roof. 3.45m x 5.40m (11' 4" x 17' 9") & 15.95m x 5.71m (52' 4" x 18' 9") Calf pens. 10,000 litre water tank.

3. Dairy Buildings:

Dairy: 2.03m x 4.59m (6' 8" x 15' 1")

Plant Room: 1.32m x 2.23m (4' 4" x 7' 4")

30,000 litre Mueller silo with heat recovery and hot water supply.

4. Milking Parlour & Collecting Yard

Parlour: 4.73m x 12.89m (15' 6" x 42' 3")

18/18 BouMatic herringbone milking parlour with matted floors.

Collecting Yard: 8.14m x 4.85m (26' 8" x 15' 11")

5. 60 Sand Bedded Cubicle Shed & Calving / Isolation Pen

Concrete portal framed building with fibre cement roof and blocked walls extending to 15.96m x 23.41m (52' 4" x 76' 10") with 60 sand bedded cubicles and calving / isolation pen to side extending to 3.96m x 18.65m (13' 0" x 61' 2"). Concrete and slatted floors with slurry channels.

6. 120 Sand Bedded Cubicle Shed & Central Feeding Passage

A modern steel portal frame extension beyond with concrete panelled and ventilated sheeted elevations under a pitched fibre cement sheeted roof with open ridge, extending to 15.50m x 85m (50' 10" x 278' 10") with 120 sand bedded cubicles and central feeding passage.

7. 77 Sand Bedded Cubicle Shed: 36.48m x 16.17m (120' 9" x 53' 1")

Of steel portal framed construction under a pitched fibre cement roof with feeding barrier. Concrete and slatted floors with channel to slurry lagoon.

Livestock Handling Facility

8. Bull Pen & Loose Calf Pens

Of a concrete block construction under a fibre cement roof.

Bull Pen: 4.40m x 4.83m (14' 5" x 15' 10")

Calf Pen: 4.97m x 7.51m (16' 4" x 24' 8")

9. Dry Cow Shed: 28.27m x 11.59m (92' 9" x 38' 0")

Of a concrete framed construction with concrete block walls under a pitched fibre cement roof. Loose housing and feeding barrier.

24 & 20 Tonne Collison Feed Bin & 10 Tonne Molasses Tank

10. Modern Feed / Blend Shed: 23.57m x 17.25m (77' 4" x 56' 7")

Of steel framed construction with concrete panelled and fibre cement walls under a pitched fibre cement roof. Roller shutter door to front with eaves height of 5.50m. Concrete floored utilised for concentrates and blends for TMR.

11. Workshop / Store: 8.82m x 18.13m (28' 11" x 59' 6")

4 bay steel framed building with block walls under a fibre cement roof.

12. Workshop / Garage: 8.86m x 9.48m (29' 1" x 31' 1")

2 bay steel framed building with block walls under a fibre cement roof.

13. Farm Office: Two storey cavity brick and block construction under a pitched slate roof converted in 2018.

Ground floor Office: 3.22m x 4.79m (10' 7" x 15' 9")

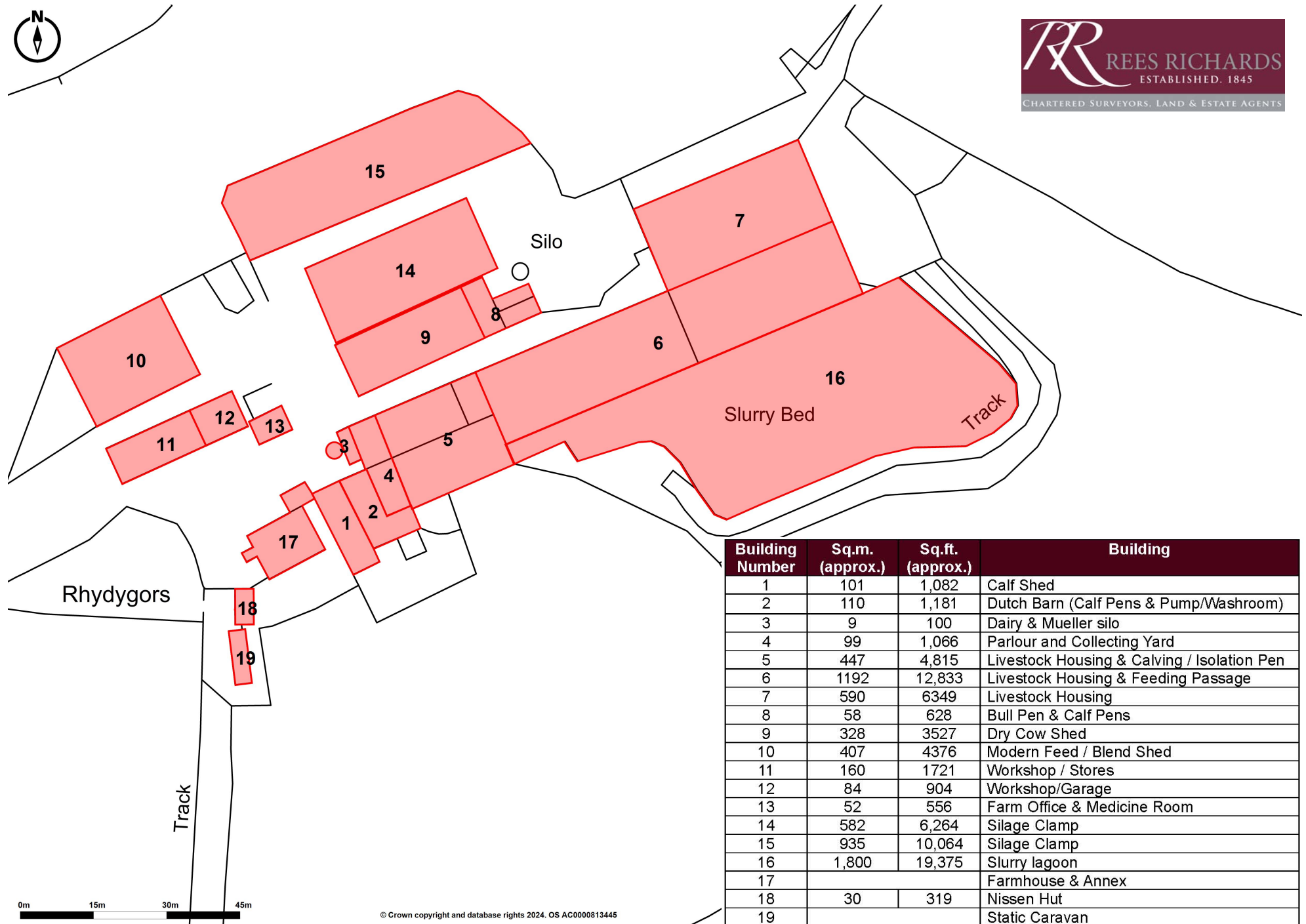
Medicine Room: 5.18m x 1.89m (17' 0" x 6' 2")

First floor Store: 5.57m x 4.78m (18' 3" x 15' 8")

Store/Wash Room: 4.96m x 2.06m (16' 3" x 6' 9")

14. & 15. Silage Clamps: Two concrete floored earth banked silage clamps extending to 180 ft x 60 ft each.

16. Slurry Lagoon: Concrete and earth banked.



Building Number	Sq.m. (approx.)	Sq.ft. (approx.)	Building
1	101	1,082	Calf Shed
2	110	1,181	Dutch Barn (Calf Pens & Pump/Washroom)
3	9	100	Dairy & Mueller silo
4	99	1,066	Parlour and Collecting Yard
5	447	4,815	Livestock Housing & Calving / Isolation Pen
6	1192	12,833	Livestock Housing & Feeding Passage
7	590	6349	Livestock Housing
8	58	628	Bull Pen & Calf Pens
9	328	3527	Dry Cow Shed
10	407	4376	Modern Feed / Blend Shed
11	160	1721	Workshop / Stores
12	84	904	Workshop/Garage
13	52	556	Farm Office & Medicine Room
14	582	6,264	Silage Clamp
15	935	10,064	Silage Clamp
16	1,800	19,375	Slurry lagoon
17			Farmhouse & Annex
18	30	319	Nissen Hut
19			Static Caravan

0m 15m 30m 45m





The Land

The farmland is level to gently sloping in nature, being ringfenced around the farmstead currently laid to productive grass leys extending to approx. 180 acres in total, cropped for forage with arable maize crop in rotation, with a further approx. 9 acres is deciduous steep valley woodland.

The land is well served via a central tracked system to predominantly all enclosures from the farmstead, in addition to gated access points off the unclassified adopted highway on the northern and western boundaries. A number of the fields benefit from water troughs connected to the farms private water supply.

The soils are described as freely draining acid loamy soils over rock and, this combined with the temperate climate, allow for early grass production and generally an early turn out.



Field no	Ac	Ha	Description
3727	8.18	3.31	Pasture
4795	4.32	1.75	Pasture
5203	1.38	0.56	Pasture
5115	3.63	1.47	Pasture
6038	13.1	5.3	Pasture
6123	3.66	1.48	Pasture
5862	6.52	2.64	Pasture
6999	13.79	5.58	Pasture
6394	3.76	1.52	Pasture
5789	0.12	0.05	Track
6201	3.98	1.61	Yard
6512	5.19	2.1	Pasture
6123	3.65	1.48	Pasture
7997	6.5	2.63	Pasture
8409	7.68	3.11	Pasture
9997	1.56	0.63	Pasture
0103	3.41	1.38	Pasture
0999	2.84	1.15	Pasture
1986	5.23	2.12	Pasture
2771	2.69	1.09	Pasture
3683	4.91	1.99	Pasture
2795	7.24	2.93	Pasture
9318	6.87	2.78	Pasture
7530	6.84	2.77	Pasture
7069	5.86	2.37	Pasture
8250	11.17	4.52	Pasture
9861	14.13	5.72	Pasture
0148	2.57	1.04	Pasture
9233	5.81	2.35	Pasture
0737	5.84	2.26	Pasture
1647	2.72	1.1	Pasture
2635	8.7	3.52	Pasture
3347	0.37	0.15	Woodland
3624	3.04	1.23	Woodland
3400	2.94	1.19	Woodland
4487	0.91	0.37	Woodland
3974	1.63	0.66	Woodland
1437	1.28	0.52	Track
Total	194.02	78.43	



Farmhouse & Annex Floorplan



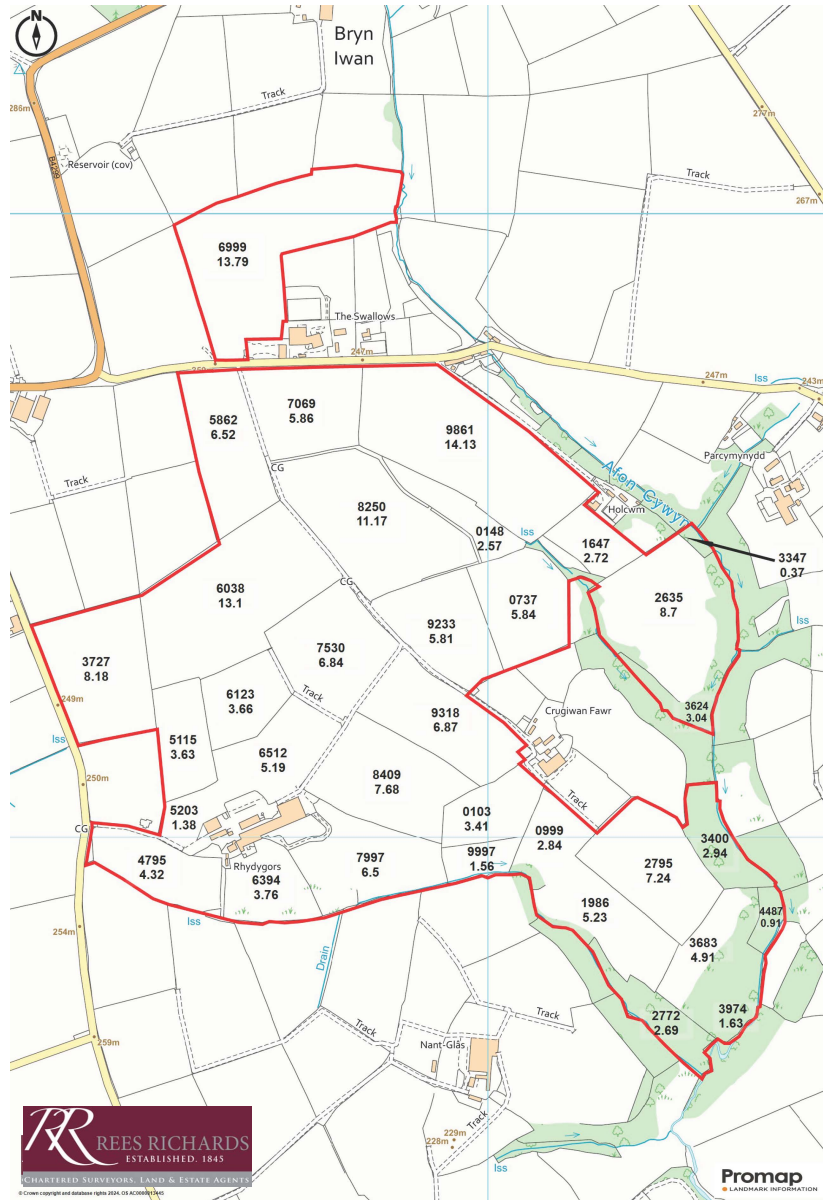
Rhydygors Farm, Talog, Carmarthen, SA33 6NS

Total Area: 252.9 m² ... 2723 ft²

All measurements are approximate and for display purposes only.

Location and Situation Plans

For identification purposes only



Further Information

Tenure

We understand that the property is held on a Freehold basis with vacant possession upon completion.

Energy Performance Certificate

EPC Rating TBC

Services

We understand the property benefits from mains electricity, private water supply, air source heating system supplying farmhouse and annexe and private drainage via septic tank. Solar panels with no battery storage.

Council Tax Band

Band D - approx, £2,024 per annum for 2024 - 2025 for Carmarthenshire County Council.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Basic Payment Scheme

We understand that all the agricultural land is registered for the Basic Payment Scheme.

IACS

We understand the property is registered.

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Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Agent Note

The Vendors are retaining a right of way along the farm entrance lane to the field and building plot.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

What 3 Word / Post Code

harmonica.amid.sectors / SA14 6DG

Method of Sale

The property is offered For Sale by Private Treaty as a whole at a Guide Price of £2,350,000.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or email: **rhys.james@reesrichards.co.uk**



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