

Renowned high quality coastal farm of some 177 ACRES, outbuildings and farmhouse. Near Aberaeron - West Wales.



Nantgwynfynydd Isaf Farm, Oakford, Llanarth, Ceredigion. SA47 0RS.

£1,875,000

Ref A/5392/RD

****Renowned coastal farm**177 Acres or thereabouts**Highly productive grassland**Idyllic location enjoying distant sea views**Quiet and private setting**Modern range of outbuildings previously used for dairy purposes and animal housing**Potential for further refurbishment**Expansive fields enjoying road frontage**Central service track through the farm**Modern 3 bed detached bungalow**5 minutes drive to Aberaeron and the Cardigan Bay Coastline**Ideal farm diversification project****

AN OPPORTUNITY TO ACQUIRE ONE OF THE MOST SOUGHT AFTER & IMPRESSIVE LAND PARCELS AND PROPERTY WITHIN THE ABERAERON AREA - VIEWING IS HIGHLY RECOMMENDED AT THE EARLIEST OPPORTUNITY ! **

The property is situated on the fringes of the coastal village of Oakford and Llwyneclyn. The village of Llwyneclyn offers village shop and post office, petrol station, active community hall and places of worship with good public transport connectivity, nearby Moody Cow/Bargoed Farm caravan park, restaurant, play centre, trampoline park and function suites is within close proximity. The Georgian harbour town of Aberaeron provides a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, traditional high street offerings along with cafes, bars and restaurants.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

Conveniently positioned along the early growing Cardigan Bay coastal region between the popular coastal towns and village of Aberaeron and New Quay.

The farmland extends to some 177 Acres or thereabouts of highly productive grassland having been rented out in recent years to local renowned farm businesses.

The land is complimented by a useful range of outbuildings which have potential for refurbishment and further development

These buildings were last used housing cattle and implement and feed storage.

To the side of the main buildings is a slurry pit.

The property also benefits from a former milking parlour. There is potential to refurbish the buildings to reintroduce a highly sustainable milking unit.

Complimenting the land and buildings is a modern 3 bed detached bungalow set within its own spacious grounds enjoying a wonderful outlook over the farm towards the coastline.

The land itself is served by a central gravel and concrete track with numerous access points into the fields. There is also water into the fields.

A great number of the fields also enjoy excellent road frontage and also enjoy a good level of shelter for grazing animals.



NANTGWYNFYNYDD BUNGALOW

Entrance Hallway

15'6" x 11' x 6" being 'L' shaped and accessed via a glass panelled door with side glass panel, radiator and access to loft, airing cupboard.

Lounge

16'5" x 13'2" with large window to front, stone fireplace and surround with open fire on tiled hearth, multiple sockets, radiator.

Front Bedroom 1

11'8" x 8'5". Double bedroom with window to front, radiator, multiple sockets, fitted cupboard.

Bathroom

8'1" x 6'3" with panelled bath with shower over, WC, single wash-hand basin, radiator, side window.

Rear Bedroom 2

9'9" x 12'3". Double bedroom, window to rear with views over the adjoining fields, sockets, radiator.

Rear Bedroom 3

11'11 x 8'2". Double bedroom, window to rear, multiple sockets, radiator.

Kitchen

13'8" x 15'7" with range of base and wall units, 1 ½ stainless steel sink and drainer with mixer tap, Rayburn which currently heats hot water, Formica worktops, space for electric cooker, space for dining table.

Utility Room

13'5" x 10'6" with range of base and wall units, stainless steel sink and drainer, mixer tap, rear window, glass door to front, washing machine connection.

Side w.c.

With w.c. side window.

EXTERNALLY



To the Front – The property is approached from the adjoining farmyard into a fenced plot with 1 vehicle to park.

Front, side and rear gardens laid to lawn with side container used for storage.

THE FARM BUILDINGS

Enjoying a separate access off the adjoining county road into a concrete handling area with access to all buildings and the slurry pit.



Implement Shed





75' 0" x 30' 0" (22.86m x 9.14m) of steel frame construction with part concrete shuttered walls, part box profile cladding and cement fiber roof with a concrete base and double entrance doors to each elevation.

Multipurpose Building

75' 0" x 40' 0" (22.86m x 12.19m) with central feed isle, dual aspect entrance to each side.



Calving Shed

75' 0" x 44' 0" (22.86m x 13.41m) of timber frame construction with three separate cubicle isles, box profile roof, separated into three cubicle isles of timber frame cubicles.





Lean To Building

75' 0" x 25' 0" (22.86m x 7.62m) again enjoying a dual aspect entrance and side water troughs.



Store Room

Of block construction with steel doors to front. Split into two - 16' 8" x 11' 0" (5.08m x 3.35m) each.

Cow Shed



Of block construction with 2 separate units with steel doors to front 16' 8" x 11' 0" (5.08m x 3.35m) each.

Storage Building

30' 0" x 22' 0" (9.14m x 6.71m) formerly part of the milking parlour and dairy set of block construction with cement fibre sloping roof, concrete base, double doors to front and rear. Indoor handling area.

Side Lean to

With open front, previously with former milking parlour with separate cubicles under a sloping roof with separate animal handling area set within block wall ring..





Former Dairy

30' 0" x 17' 0" (9.14m x 5.18m) of block construction with double steel doors to front.

Slurry Pit



Accessed from the handling area and also separate gated entrance from the side.

Yard



Large concrete and gravel yard area located beneath the outbuildings providing additional storage and implement storage space and also big bale/silage storage areas.

Access onto the central concrete track leading to the fields.

THE LAND

Measures some 177 Acres or thereabouts being high quality productive grazing and silage fields. The majority of the land is set within some 11 large enclosures served by a predominantly gravel and concrete track running through the spine of the farm.

There are also multiple access onto the adjoining highway and these provide useful points of access into the fields which allow for ease of movement and livestock along the holding. It also allows excellent rotational system with the animals.

The land benefits from good fencing to all enclosures with gated accesses in places.

The fields are served with water troughs to assist with the animal grazing.

The whole block of land is used for grazing for harvesting extensively throughout the year. The land is easily farmed and worked with farm machinery and capable of being grazed.







Basic Payment Scheme (BPS) / Entitlements

The land is registered for the basic payment scheme and the entitlements are included in the sale.

The vendors will make all reasonable endeavors to transfer the relevant entitlements to the purchaser (s) after completion of the sale.

Agreed - Environment Schemes

The farm is not entered into schemes.

TENURE

We understand the farm to be Freehold with vacant possession upon completion.

PLEASE NOTE -

The vendors wish to retain a field and small woods area identified in Blue on the plan.

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

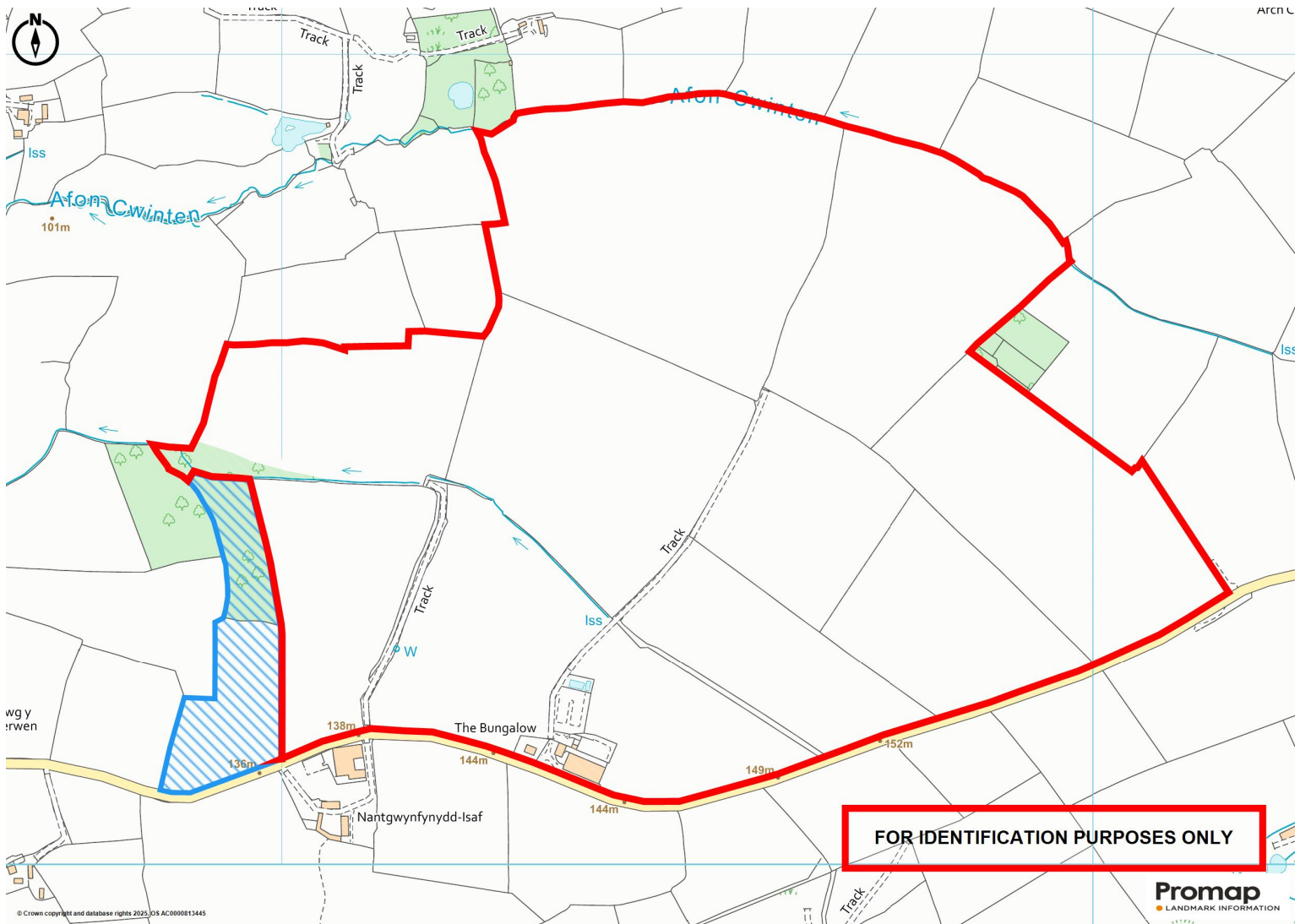
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

Services

The property benefits from mains water, electricity, private drainage. Oil central heating.

Council Tax band F (Ceredigion County Council).



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

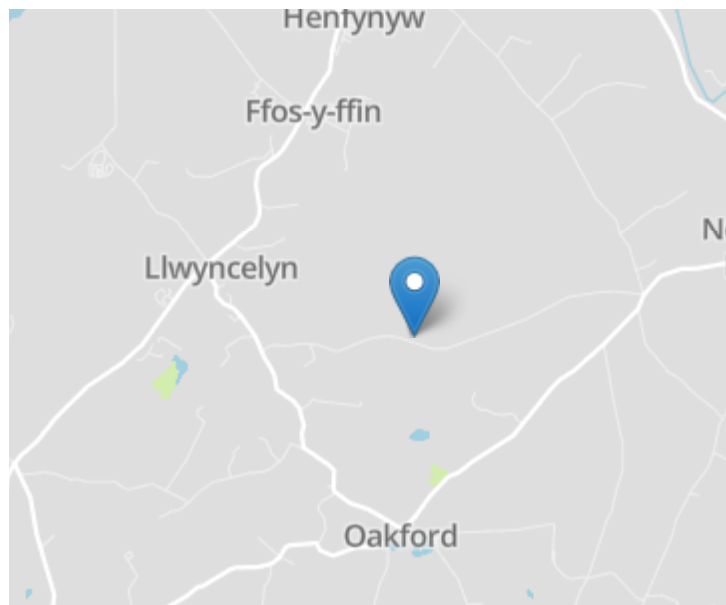
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Travelling South from Aberaeron on the A487, proceed for approximately 3 miles through the village of Ffosyffin and into Llwynceilyn. On exiting the village having passed the petrol station on your right hand side, take the immediate left hand turning sign posted Oakford and continue for approximately 1 mile, having exited the village of Llwynceilyn, take the next left hand turning onto a quiet country lane, passing a modern bungalow with white walls on your right hand side. Proceed for approximately half a mile up the hill, passing the entrance to Nantgwynfynydd Home Farm on your right hand side, continue for approximate 200 yards and the entrance to Nantgwynfynydd Isaf Farm is on your left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



Regulated by

RICS