

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.



Penrhif Farm, Cwmisfael, Llanddarog, Carmarthen. SA32 8BY.

£6,000,000

A/5550/RD

** 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.



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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 processed by a separate borehole, also no issues of 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:

Hallway

Accessed via glass panel door with understairs cupboard, radiator.

Sitting Room/ Office/ Potential Bedroom

3.71m x 4.42m (12' 2" x 14' 6")

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 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.

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.

Side Dairy



With 9,000 litre tank

Hay Barn/Calving Shed



cement fibre roof, open ended to front, concrete base, electric water connection



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

Cow Shed



Cubicle Building 1



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



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:

Feed Store

49' 3" x 19' 8" (15.01m x 5.99m) accessed from the main concrete handling area with block shuttered concrete walls,



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

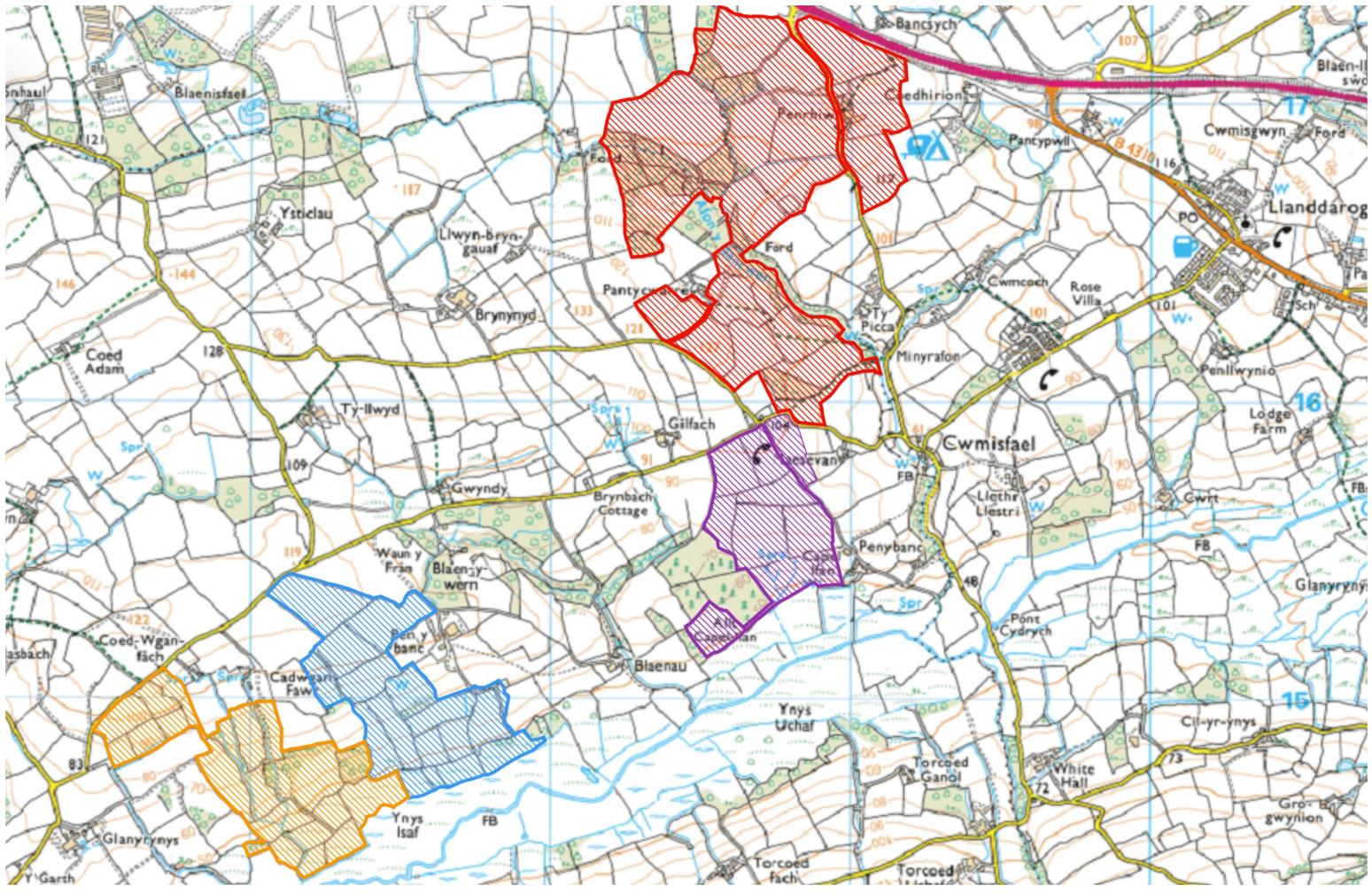
Main Farmyard



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



providing cubic capacity of 24,000m³ (min) for slurry storage.



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1392

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (51)

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 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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