





Overview

A rare opportunity to acquire a 97.85 acre (39.60 hectares) ringfenced livestock farm situated in a rural setting between the villages of Meidrim and Abernant, comprising a period 5-bedroom farmhouse in need of complete renovation and modernisation, a range of traditional stone and modern farm buildings, productive grazing land and amenity woodland.

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.

Situation

Plasyparcu lies in the heart of rural Carmarthenshire, surrounded by open farmland, livestock farms, small holdings and detached country properties, situated 2.5 miles equidistance between the villages of Meidrim, to the south - east and Abernant to the north - east. The village of Meidrim benefits from a village primary school, public house, village park and regular bus service to local towns.

The A40 dual carriageway can also be reached within 3.5 miles, with excellent road links into Carmarthen town centre, within 7 miles to the south east. The market town and administrative centre of Carmarthen is home to an excellent range of services and amenities, to include high street and independent shops, eateries, national retailers, supermarkets, plus bilingual education and healthcare provisions.

The farm is accessed directly off an unclassified adopted highway, via a private farm lane, also benefitting from three gated access points directly off the highway into the fields on the western boundary.



FARMHOUSE

The property is a detached period two-storey farmhouse of traditional stone construction under a pitched concrete tile roof with a rear pitched valley gutter, with exposed stone and part whitewash on the external elevations, uPVC windows and timber external doors.

Internally, the farmhouse retains many original character features to include red quarry tiles, panelled doors and natural wood staircase with carpet runner. The property comprises an entrance hall with two front reception rooms, a rear entrance hall with staircase leading to the first floor, and door leading into the kitchen – breakfast room and utility room to the ground floor, with five bedrooms and a family bathroom to the first floor.

The property is approached off the highway via a gated entrance, along a part hardcore and part concrete lane, with ample parking area for multiple vehicles to the side and rear, on gravel / hardcore areas, whilst the access lane continues around to the farmyard / farm buildings to the rear of the farmhouse. The house benefits from a front lawn garden bordered by a stone wall and established bushes and trees, along with a further orchard / garden with oak and copper beech trees.



Ground Floor

Entrance Hall: 1.60m x 4.70m (5' 3" x 15' 5")

Front door leading into Entrance Hall with red quarry tiles. Panelled walls.

Living Room: 4.55m x 4.23m (14' 11" x 13' 11")

Windows to front. Concrete floor. Stone fireplace with red tile cap and hearth (closed).

Sitting Room: 4.38m x 4.25m (14' 4" x 13' 11")

Windows to front. Concrete floor. central fireplace and alcoves.

Rear Entrance Hall: 1.28m x 2.66m (4' 2" x 8' 9") Period timber staircase leading to the first floor with carpet runner. Red Quarry tiles.

Under Stairs Cupboard / Store: 3.40m x 3.17m (11' 2" x 10' 5")

Kitchen - Breakfast Room: 4.67m x 5.57m (15' 4" x 18' 3")

Base unit with fixed stainless steel sink and work surface. Oil fired Rayburn. Window to side. Door to side. Tiled flooring.

Utility Room / Scullery: 7.63m x 4.21m (25' 0" x 13' 10") Windows to side. Slate and red quarry tile flooring. Fireplace.



First Floor

First Floor Landing: 5.04m x 1.72m (16' 6" x 5' 8") Stairs leading to attic.

Bedroom 1: 3.64m x 4.31m (11' 11" x 14' 2")
Window to rear. Fireplace. Original floorboards

Inner Hall: 0.90m x 4.07m (2' 11" x 13' 4")
Store cupboard

Bedroom 2: 4.64m x 3.32m (15' 3" x 10' 11")
Window to side. Original floorboards

Bedroom 3: 3.48m x 4.68m (11' 5" x 15' 4")
Window to side. Original floorboards

Family Bathroom: 3.07m x 2.02m (10' 1" x 6' 8") WC. Wash hand basin. Bath tub. Airing cupboard. Window to side

Bedroom 4: 4.33m x 5.82m (14' 2" x 19' 1")
Windows to front. Original floorboards.

Bedroom 5: 4.25m x 4.68m (13' 11" x 15' 4")
Windows to front Original floorboards





FARM BUILDINGS

Former Cart House and Hayloft: 4.57m x 9.144m (15' 0" x 30' 0")

Traditional stone construction under a pitched corrugated iron sheeted roof. Side stone stairs leading to hayloft, housing various implements/equipments.

Former Cowshed: 21.04m x 5.11m (69' 0" x 16' 9")

Traditional stone construction under a pitched corrugated fibre cement roof with open gable end and steel joist in situ, with a small block-built lean-to off.

4-Bay Livestock Building: 7.73m x 16.76m (25' 4" x 55' 0")

Concrete block construction, with part Yorkshire boarding and part corrugated iron/zinc sheeted elevations and pitched roof.

Modern 3-Bay Livestock and Silo Building:

7.62m x 18.28m (25' 0" x 60' 0")

Central former silo with two loose housing lean-tos either side extending to 45 ft x 25 ft (104 sq. m) all of a portal steel framed, concrete blocked walls and corrugated iron/zinc side sheets under a corrugated fibre cement roof.

Nissen Hut: Corrugated iron construction, being in poor state of repair.





The Land

The farm extends to 97.85 acres in total, with the farmstead and lane accounting for approx. 1.80 acres, situated on the southern boundary of the farm, with a further approx. 4 acres of woodland, situated on the eastern boundary.

The remaining approx. 92 acres is utilised for grazing and cutting purposes, accessed off a central track from the farmstead and via three gated points immediately off the unclassified adopted highway which runs on the entire western boundary. The land is south east to east facing in nature and the land on the western fringes is predominantly gently sloping, with areas of sloping land on the eastern boundary bordering a steep valley edged woodland.

The land is contained within easy to manage enclosures, benefitting from stockproof fencing in a fair order and hedgerow boundaries, along with water troughs.

Land Classification

The farm is predominantly classified as Grade 3b, according to the Agricultural Land Classification Map produced by the Welsh Government, with areas of sloping land on the eastern boundary bordering the steep valley woodland, being classified as Grade 4.

The land is classified as freely draining acid loamy soils over rock and freely draining slightly acid loamy soils according to Soilscales.





Farmhouse Floorplan



GROUND FLOOR



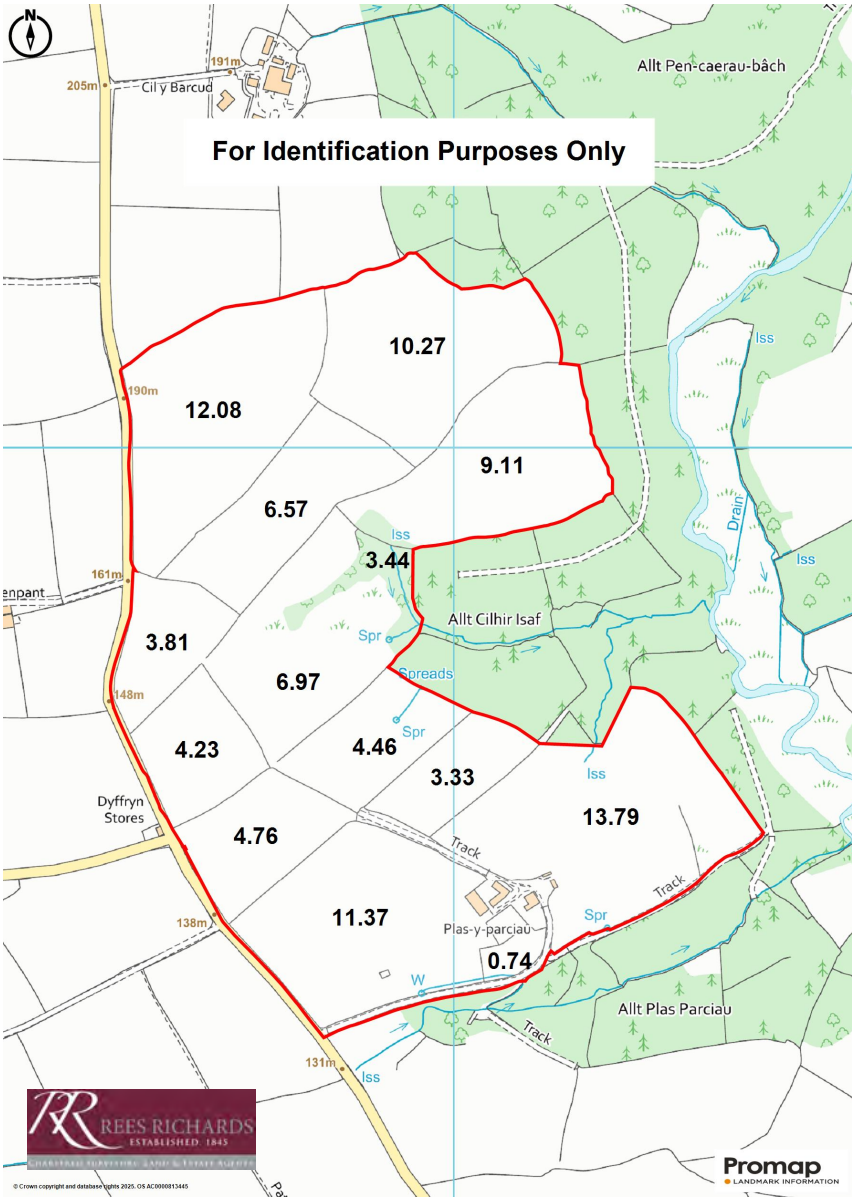
FIRST FLOOR

All measurements are approximate and for display purposes only.

Plasyparcu, Meidrim, Carmarthen SA33 5PY

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 G (1).

Services

We understand that the property benefits from mains electricity, private water supply via a well and private drainage. We understand that the farmhouse benefits from an oil-fired Rayburn and solid fuel open fires.

Council Tax Band

The farmhouse has been delisted for Council Tax for Carmarthenshire County Council.

Wayleaves, Easements and Rights of Way

The property is sold 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.

We are advised the property is subject to the following Right of Way:

- A public footpath referenced 65/8/1 runs along the entrance lane of the farm and diverts off into the woodland on the southern boundary of the property, before entering the farmstead.
- A right of way along the lane of the farm is in favour of the owner of an adjoining parcel of woodland.

Basic Payment Scheme

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

I.A.C.S

We understand that the property is registered.

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 farmland is currently subject to a Farm Business Tenancy (FBT) that is expiring in October 2025.

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

///plank.inhabited.agree / SA33 5PY

Method of Sale

The property is offered For Sale by Private Treaty as a whole at a Guide Price of £1,200,000.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact our Carmarthen Office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021. Email: property@reesrichards.co.uk

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