





Overview

Llwyndyrys Farm is a highly desirable and well-equipped commercial dairy farm extending to approx. 180 acres (72.85 hectare) in total, positioned in predominantly south-facing position in north – west Pembrokeshire, a short distance in-land from the renowned Pembrokeshire Coast National Park.

The farm is set-up as a one-man dairy unit, benefitting from an excellent range of modern farm buildings, to include extensive cubicle and loose housing accommodation, a modern dairy and parlour, covered feeding areas, feedstores, silage clamp and slurry lagoon, meeting all current NVZ regulations.

The land is level to gently sloping in nature, being split into two principal blocks, with circa 147 acres ringfenced around the farmstead being laid to productive pasture and an arable rotation, serviced by a tracked system, fenced enclosures and strategically placed water troughs, to exploit a long grazing and growing season. The second block is an off-lying parcel of 32. acres, utilised for cutting purposes.



Situation

The property lies in near 8-mile equal distance between the city of St Davids and the harbour town of Fishguard, fronting the A487 highway, in the small village of Square and Compass, being home to a public house, petrol station and convenience store. The county town of Haverfordwest lies 15 miles to the south, being the commercial centre of the county, with an excellent and comprehensive range of amenities and services.

The renowned Pembrokeshire coastline is a short distance away, with the highly sought-after fishing and harbour villages of Porthgain, Aberiddi and Trefin, are all within a short driving distance away, being home to well-regarded eateries and beaches.

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 nearby Haverfordwest to include First Milk, Totally Welsh and Pembrokeshire Creamery, whilst Newcastle Emlyn is home to Dairy Partners.



Farm Buildings

1. General Purpose Building:

14.37m x 15.66m (47' 2" x 51' 5") (3-bay)

Of steel stanchions with part concrete panelled and brick walls with box profile and Yorkshire boarding sheeted elevations, under box profile sheeted roof. Water troughs. 2500 litre fuel tank.

2. Loose Housing: 9.25m x 14.36m (30' 4" x 47' 1")

(3-bay) of steel stanchion with part concrete block walls construction, with box profile and Yorkshire boarding elevations under box profile sheeted roof. Water troughs.

3. 50,000 Gallon Reception Pit

With slurry pump to main lagoon.

4. Dairy Buildings

Of concrete block construction under a pitched box profile sheeted roof, comprising:

Dairy: 4.74m x 6.49m (15' 7" x 21' 4")

Housing the Dairy Master 16,000 litre bulk tank.

Pump Room: 5.34m x 4.73m (17' 6" x 15' 6")

10,000 litre water tank.

Wash Room: 2.31m x 5.00m (7' 7" x 16' 5")

Automated parlour washer system.

Office: 3.02m x 1.79m (9' 11" x 5' 10")

Landline and broadband connection.





5. Milking Parlour and Handling Building

Steel and timber frame with concrete block and panelled walls, with Yorkshire boarding elevations under a pitched fibre cement roof.

Milking Parlour:

22.36m x 7.15m (73' 4" x 23' 5") De Laval Herringbone 18/36 fully automated swing over milking parlour with milk meters feed to yield.

Handling Facility:

22.36m x 4.68m (73' 4" x 15' 4") with a cattle handling race, crush and drafting gate.

6. Collecting Yard:

90' 0" x 30' 0" (27.43m x 9.14m) Automatic scrapers and backing gate. Concrete Floor.

Modern Livestock Housing & Feeding Passage

Concrete reinforced and steel portal framed construction with concrete panelled walls and Yorkshire boarding elevations under fibre cement sheeted roofs. 250 matted cubicles and loose housing accommodation.

Cubicle Housing:

7. 90' 0" x 35' 0" (27.43m x 10.67m)

8. 90' 0" x 30' 0" (27.43m x 9.14m)

9. 90' 0" x 65' 0" (27.43m x 19.81m)

Loose Housing:

10. 95' 0" x 40' 0" (28.96m x 12.19m)

Feeding Passage:

11. 35' 0" x 170' 0" (10.67m x 51.82m)





12. Silage Clamp: 170'0" x 100'0" (51.82m x 30.48m) concrete floor constructed to NVZ specification in 2020.

13. Cow Kennels: 48' 0" x 45' 0" (14.63m x 13.72m) Timber framed under pitched zinc sheeted roof with 48 kennels.

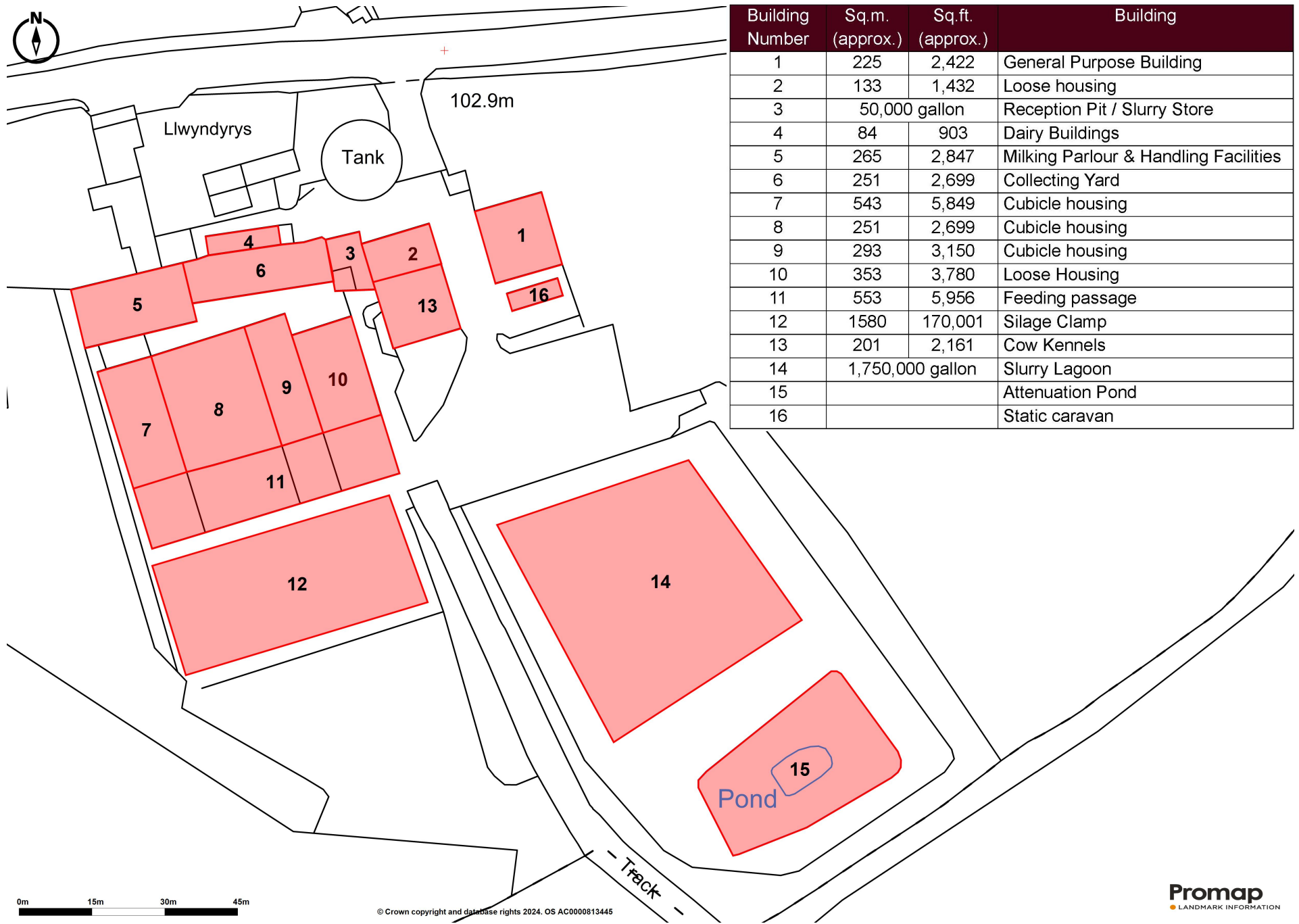
14. Slurry Lagoon: 1,750,000 gallon slurry lagoon.

15. Attenuation pond.

16. Static Caravan & timber porch: Benefiting from mains electricity and water connection with drainage to cesspool/ effluent tank.

17. Storage Building in Field near Mathry
35' 0" x 21' 0" (10.67m x 6.40m)
Of concrete block construction under a corrugated iron sheeted roof.





Building Number	Sq.m. (approx.)	Sq.ft. (approx.)	Building
1	225	2,422	General Purpose Building
2	133	1,432	Loose housing
3	50,000 gallon		Reception Pit / Slurry Store
4	84	903	Dairy Buildings
5	265	2,847	Milking Parlour & Handling Facilities
6	251	2,699	Collecting Yard
7	543	5,849	Cubicle housing
8	251	2,699	Cubicle housing
9	293	3,150	Cubicle housing
10	353	3,780	Loose Housing
11	553	5,956	Feeding passage
12	1580	170,001	Silage Clamp
13	201	2,161	Cow Kennels
14	1,750,000 gallon		Slurry Lagoon
15			Attenuation Pond
16			Static caravan

0m 15m 30m 45m

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Farmland

The land extends to 180 acres (72.84 hectares) in total being gently sloping in nature, and split in to two main blocks.

The principal block extends to approx. 147 acres (59.49 hectares) and is ringfenced around the farmstead being laid to productive pasture and in an arable rotation, being serviced by a track system, fenced enclosures and strategically placed water troughs.

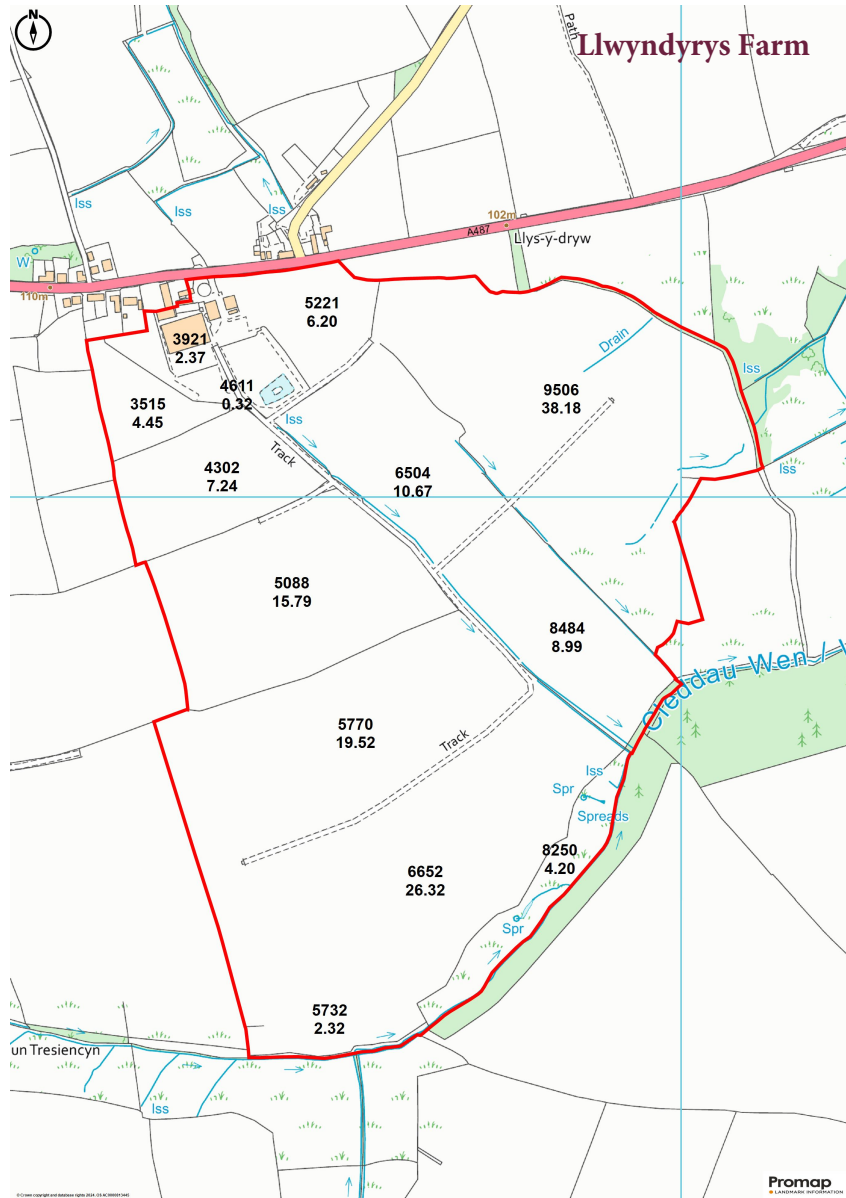
The second block is an off-lying parcel of 32.37 acres (approx.), situated 1 mile east, suitable for cutting and silage purposes, with the benefit of three gated access points the A487 highway.

The land is classified as freely draining acid loamy soils over rock and Grade 3b according to the Agricultural Land Classification Map produced by the Welsh Government.

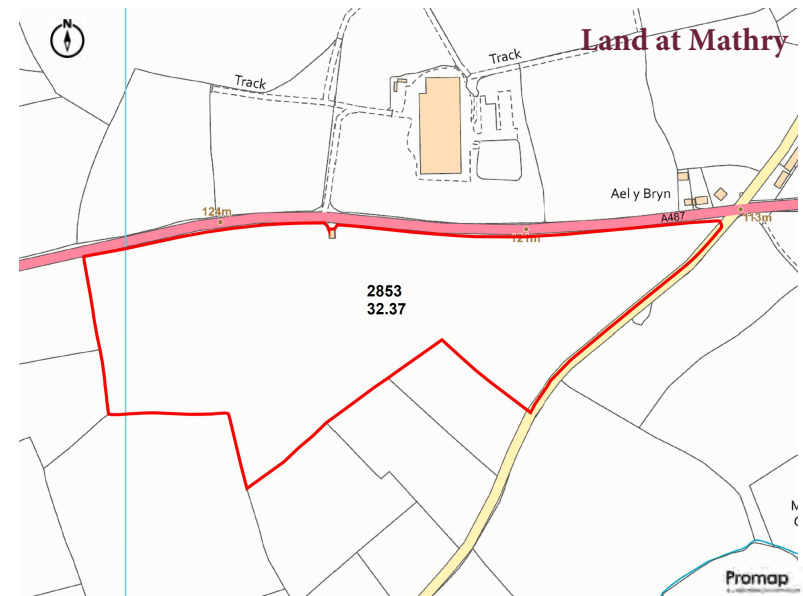


Location and Situation Plans

For identification purposes only



Field no	Ac	Ha	Land Type
3921	2.37	0.96	Buildings
5221	6.2	2.51	Pastureland
4611	0.32	0.13	Tracks
3515	4.45	1.8	Pastureland
4302	7.24	2.93	Pastureland
6504	10.67	4.32	Pastureland
9503	38.18	15.45	Pastureland
5088	15.79	6.39	Pastureland
5770	19.52	7.9	Pastureland
6652	26.32	10.65	Pastureland
8484	8.99	3.64	Pastureland
8250	4.2	1.7	Woodland
5732	2.32	0.94	Pastureland
2853	32.37	13.1	Pastureland
Total	178.94	72.42	



Further Information

Tenure

We understand that the property is held on a Freehold basis.

Basic Payment Scheme

The Basic Payment Scheme entitlements are included in the sale.

IACS

We understand the property is registered.

Services

Mains water (metered) connected to both blocks of land. The dairy unit has its own private supply from a bore hole. Mains electricity (three phase).
Broadband connection. CCTV installed.

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.

Agricultural Holding Number

55/450/0172

What 3 Word / Post Code

tastier.shout.pillow / SA62 5JJ

Planning

All planning related enquiries to Pembrokeshire County Council Planning Department. 3G County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.
Telephone: 01437 764551.

Local Authority

Pembrokeshire County Council - County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone: 01437 764 551.

Pembrokeshire Coast National Park - National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Telephone: 01267 234545

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.

Method of Sale

The property is offered For Sale by Private Treaty at Offer Over £2,000,000.

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

IMPORTANT NOTICE: Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



FOR IDENTIFICATION PURPOSES ONLY



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