





FOR IDENTIFICATION PURPOSES ONLY



## Description

Penderiwell Farm is a conveniently situated 107 acre former dairy farm positioned on the periphery of popular village of Llannon, with excellent access off A476 highway. The farm includes a well-presented 3-bedroom detached farmhouse with a range of traditional stone outbuildings with conversion potential (s.t.p.c). An established DIY livery yard with excellent equestrian facilities to include 13 loose boxes and 20 x 40 all-weather munge generates a healthy income stream, in addition to a range of modern farm and general purposes buildings, with predominantly south - east facing gently sloping pastureland and improvable grazing areas.



## Situation

The farm is accessed directly off the A476 highway (Llanelli to Cross Hands road), via a tarmac lane, situated in the heart of the Carmarthenshire countryside, a mile or so south of the popular village of Llannon, which provides a range of local amenities. The property also lies 5 miles equidistance between the town of Llanelli, to the south, and the large village of Cross Hands, to the north, both centres provide an excellent range of services and amenities. The property is also within easy reach of the M4 corridor, with both Junctions 48 and 49 being within 5 miles equidistant.

## Farmhouse

### GROUND FLOOR

Utility Room: 2.15m x 4.17m (7' 1" x 13' 8")

Base units with sink. Plumbing for washing machine. Door to side and window to rear. Attic hatch.

Shower Room: 1.49m x 2.15m (4' 11" x 7' 1")

Shower cubicle. WC. Window to side.

Kitchen: 2.29m x 3.62m (7' 6" x 11' 11")

Base and wall units with sink. Electric oven and hob with extractor hood above. Plumbing for dishwasher.

Pantry: 0.90m x 1.81m (2' 11" x 5' 11")

Under stairs cupboard / pantry. Oil fired boiler.

Dining Area: 4.51m x 2.77m (14' 10" x 9' 1")

Oil fired Rayburn utilised for cooking and providing hot water. Window to rear.

Lounge: 3.61m x 3.04m (11' 10" x 10' 0")

Fireplace with log burning stove with slate hearth. Window to front.

Front Entrance Hall

Door to front. Stairs to first floor.

Sitting Room: 2.98m x 3.65m (9' 9" x 12' 0")

Fireplace with electric fire. Window to front.



## FIRST FLOOR

Landing. Window to side.

Bedroom 1: 5.24m x 2.20m (17' 2" x 7' 3") Window to front.

Bedroom 2: 4.02m x 2.34m (13' 2" x 7' 8") Window to front.

Bedroom 3: 4.05m x 3.02m (13' 3" x 9' 11") Window to rear.

Family Bathroom: 2.36m x 4.28m (7' 9" x 14' 1")

Bath tub with shower over. WC. Wash hand basin. Airing cupboard with hot water tank and immersion heater.



## Outbuildings

### **Traditional Stone - Former Cowshed & Hayloft**

80' 0" x 20' 0" (24.38m x 6.10m) Divided into 4 enclosures and utilised for general storage purposes with block built carport.

**Rear Piggery:** 9.09m x 5.35m (29' 10" x 17' 7")

**Tack Room:** Timber framed with 10 individual secure tack boxes.

**Manege:** 20m x 40m all weather with rubber and carpet fibre base.

**Modern Stables Building:** 45' 0" x 30' 0" (13.72m x 9.14m)

Steel framed with concrete block and box profile elevations under fibre cement roof. Two 15ft x 10ft loose box and one 12ft x 12ft.

**Modern General Purpose Building:** 40' 0" x 20' 0" (12.19m x 6.10m)

Steel framed with concrete block and Yorkshire boarding elevations under a fibre cement roof. Utilised as feed store and stores.

**Modern Stables Building 2:** 40' 0" x 90' 0" (12.19m x 27.43m)

Steel framed with concrete block and box profile elevations under fibre cement roof. Roller shutter door. Eleven 12ft x 12ft loose boxes and one 10ft x 12ft.

**Modern Workshop Building:** 60' 0" x 30' 0" (18.29m x 9.14m)

Steel framed with concrete block and box profile elevations under fibre cement roof. Roller shutter door to front.

**Handling facility:** Fixed with yoke gate frame and race.

**Silage Clamp:** concrete walled and floor lined.

**Former Silo Atcost Building:** 60' 0" x 40' 0" (18.29m x 12.19m)

Utilised for general storage purposes.

**Livestock Housing:** 70' 0" x 20' 0" (21.34m x 6.10m)

Timber and steel stanchions under corrugated sheeted roof with cow stalls and cubicles.

**Former Atcost Cubicle Housing:** 60' 0" x 65' 0" (18.29m x 19.81m)

**Atcost Livestock Building with lean-to:** 50' 0" x 35' 0" (15.24m x 10.67m) and 30' 0" x 7' 0" (9.14m x 2.13m) Isolation and bull pen.

**General Purpose Shed:** 20' 0" x 30' 0" (6.10m x 9.14m)

**Former Dairy:** 3.00m x 4.38m (9' 10" x 14' 4")

**Traditional Stone Building:** 4.33m x 13.38m (14' 2" x 43' 11")

Divided into three pens/enclosures.

**Adjoining Store:** 4.38m x 3.68m (14' 4" x 12' 1")

**Former Food Unit / Cold Stores:** 8.26m x 1.82m (27' 1" x 6' 0")

**Former Herringbone Parlour & Collecting Yard**

60' 0" x 20' 0" (18.29m x 6.10m) Solar panels above.

**Former Modern Dairy:** 4.94m x 5.41m (16' 2" x 17' 9")

Below Parlour. Ladder up to Parlour.

**Farm Office:** 2.76m x 2.74m (9' 1" x 9' 0")

**Engine Room:** 2.89m x 2.90m (9' 6" x 9' 6")









## Farmland

The farmland amounts to 105.41 acres. (42.66 hectares) being laid to permanent pasture suitable for grazing and cutting purposes, with areas of improvable grazing. The land is predominantly gently sloping in nature, with areas of sloping ground, all being south easterly facing and contained within easy to manage enclosures, with strategically placed water troughs. The land is classified Grade 3b and freely draining slightly acid loamy soils, with a small area of slowly permeable seasonally wet acid loamy and clayey soils.

OS no	Ac	Ha
8239	2.40	0.97
9030	6.25	2.53
9821	5.68	2.30
1214	8.56	3.46
1899	9.94	4.02
0990	5.04	2.04
1336	8.40	3.40
2329	4.66	1.89
3430	2.46	1.00
4328	1.37	0.55
4922	2.03	0.82
5229	5.96	2.41
4637	1.50	0.61
3840	4.48	1.81
3249	6.62	2.68
2053	3.39	1.37
2762	2.63	1.06
4264	5.20	2.10
4752	1.68	0.68
5551	0.26	0.11
5947	5.50	2.23
5966	8.90	3.60
6544	2.50	1.01
<b>Total</b>	<b>105.41</b>	<b>42.66</b>





## Further Information

### Tenure

The property is Freehold with vacant possession upon completion.

### Services

We understand the property benefits from mains electricity, mains water (metered) and private water supply via a borehole, private drainage via septic tank. The farmhouse is heated via an oil fired central heating system to radiators and oil fired Rayburn.

### I.A.C.S.

We understand the property is registered.

### Basic Payment Scheme

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

### Council Tax Band

Band E - approx. £2,503.15 per annum for 2024 - 2025 for Carmarthenshire County Council.

### Energy Performance Certificate

EPC Rating F (33).

### 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.

A right of way in favour of the telecommunication mast operator runs along the farm lane and through the yard.

### Method of Sale

Penderiwell Farm is offered For Sale via private treaty as a whole for £1,200,000. Expressions of interest for the farmstead and less acreage are welcomed, in addition to land only.

### Local Authority

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

### 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.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

### What 3 Word / Post Code

advancing.inert.inversely / SA14 8HX

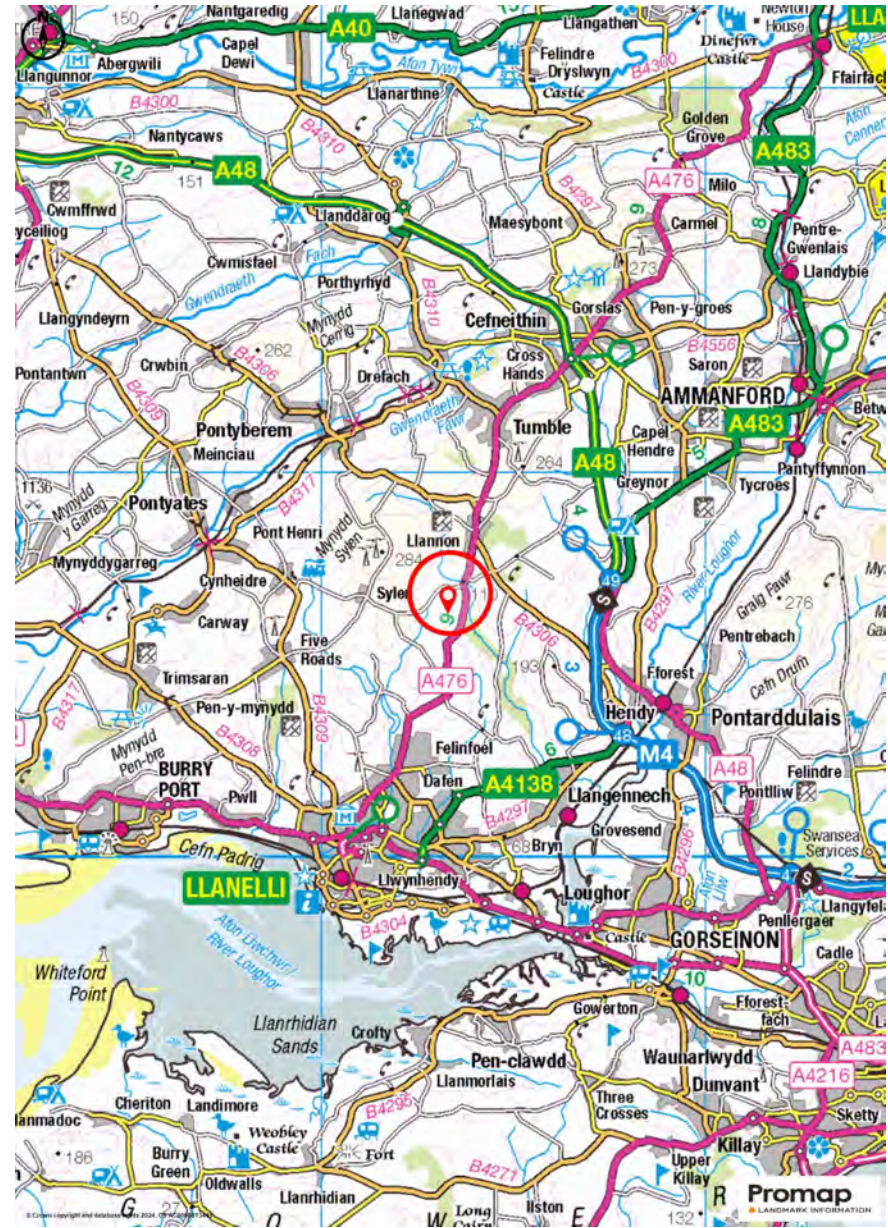
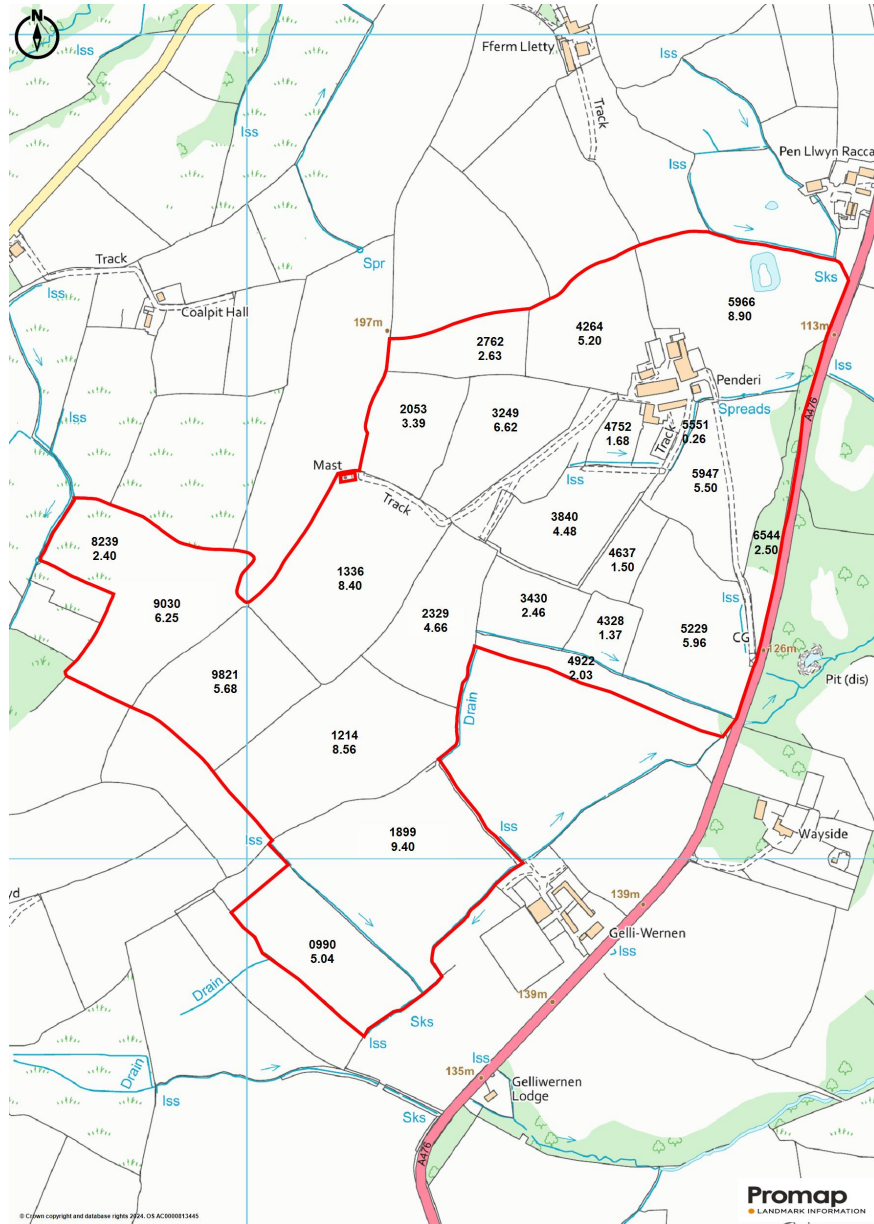
### Viewing

Strictly by appointment with the selling agents. For further information please contact **Rhys James** at Rees Richards & Partners Carmarthen office - 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.

# Location and Situation Plans

For identification purposes only





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