



DDERWEN GROES
Llanpumsaint, Carmarthen, SA33 6LR





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Offers in the region of: £1,625,000



An excellent opportunity to acquire a productive and functional dairy unit in Carmarthenshire

- 183.89 acres in total
- 134.05 acres of pasture
- Range of agricultural buildings
- Fullwood milking parlour
- Productive silage ground
- Good access

FOR SALE BY PRIVATE TREATY

PROPERTY MISDESCRIPTIONS ACT 1991

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. Photos taken June 2013. RGM/C290

DESCRIPTION

Dderwen Groes provides a productive and versatile dairy farm situated in Llanpumsaint, Carmarthen. Extending to 183.89 acres in total, the holding benefits from a range of agricultural buildings, a Fullwood milking parlour, productive silage ground, grazing land and a three/four bedroom farmhouse. The holding up until February 2024 was run as a dairy unit and the parlour is still in full working order.

LOCATION

The property is situated on the outskirts of the village of Llanpumsaint, approximately 7 miles north of Carmarthen and 9 miles south of Llandysul. From the main road through Llanpumsaint, turn into Parc Celynin. Passing the houses on your right, you will find the farm drive over a cattlegrid and to the left.

LAND

The holding extends to a total of 183.89 acres. Of this, 134.05 acres is pasture, 45.43 acres is woodland and the remainder is farmyard, buildings and tracks. The parcels to the southern part of the farm provide versatile and productive silage ground which are predominantly gently sloping in nature and all in good heart. The land closer to the farmyard provides good grazing land some of which is steeper in nature with some parcels being improvable. The land is split into 28 grassland enclosures and the field parcels are generally bound by mature hedgerows. There are some small areas of woodland interspersed through the pasture with a larger block of woodland to the north western boundary.

The land is well serviced by a central stone track which provides good access from the farmyard to many of the field parcels for livestock and machinery.

The land benefits from an additional access point providing access to the south corner.





BUILDINGS

The farmyard provides a range of agricultural buildings suitable for a variety of uses.

1. **Large silage pit** – (23.93m x 16.96m) with concrete base and concrete panel sides to part.
2. **Cubicle shed** – (30.37m x 24.27m) Steel portal frame building under corrugated fibre cement/asbestos sheet roof with part concrete block, part corrugated fibre cement/asbestos sheet elevations. Central feed passage and 95 cubicles.
3. **Small silage pit** – (17.03m x 8.00m) with concrete base.
4. **Dutch barns** – (18.28m x 12.19m) providing loose housing for livestock with 25 cubicles under a corrugated steel sheet roof with part rendered concrete block, part corrugated steel sheet elevations. Open fronted.
5. **Livestock building** - (16.57m x 6.94m) timber frame under a box profile steel sheet monopitch roof.
6. **Parlour** – (15.21m x 6.04m) Concrete block construction under a corrugated fibre cement/asbestos sheet roof housing a Fullwood 8/16 herringbone parlour.
7. **Dairy** – (15.21 x 6.76m) Concrete block construction under a corrugated fibre cement roof housing the bulk tank.
8. **General purpose building** – (18.88m x 15.04m) Steel portal frame building under a corrugated fibre cement sheet roof with part box profile steel sheet elevations. Could be utilised for livestock housing, storage or workshop purposes.
9. **Dutch barn** – (18.18m x 5.96m) Corrugated steel sheet roof with part concrete block elevations, concrete floor. Utilised for storage.
10. **Dutch barn** – (12.12m x 7.32m) Corrugated steel sheet roof with part concrete block elevations, concrete floor, open fronted. Utilised for storage.
11. **General purpose building** – (18.23m x 8.64m) Steel truss frame under a corrugated steel sheet roof with part concrete block, part steel sheet with ventilation elevations. Concrete floor.
12. **General purpose building** – (18.30m x 15.20m) Steel portal frame under a box profile steel sheet roof. Concrete floor, open fronted.

The buildings benefit from concrete yards with the yard areas from the cubicle sheds and collection yard being able to be cleaned directly into the slurry pit.

The parlour houses a Fullwood 8/16 herringbone parlour which has recently been improved with a Milkrite InterPuls system.

HOUSE

The house provides a three/four bedroom property. To the ground floor there is a kitchen, and two reception rooms. A central hallway leads to the first floor where there are two double bedrooms, a single bedroom and a room accessed from the bathroom which could provide either a fourth bedroom or storage area. The bathroom has a wc, wash hand basin and bath. Adjoined to the house is a single garage. Also attached to the property is a stone barn under a slate roof which could be converted subject to the necessary planning consents being obtained. The house has aluminium framed windows to the front which benefit from secondary glazing units. The house benefits from oil fired central heating and a private water supply.

SERVICES

Mains electricity is connected to the property. The farm benefits from a private water supply from multiple springs which services the land and buildings. A further spring provides the water supply for the farmhouse. Foul drainage is provided by a septic tank.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

SPORTING, TIMBER AND MINERAL RIGHTS

Insofar as they are owned, these are included in the sale.

LOCAL AUTHORITY

Carmarthenshire County Council
Council Tax Band: E

RURAL PAYMENTS WALES

The land has been registered on the Rural Land Register and the land parcels will be transferred to a new owner on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

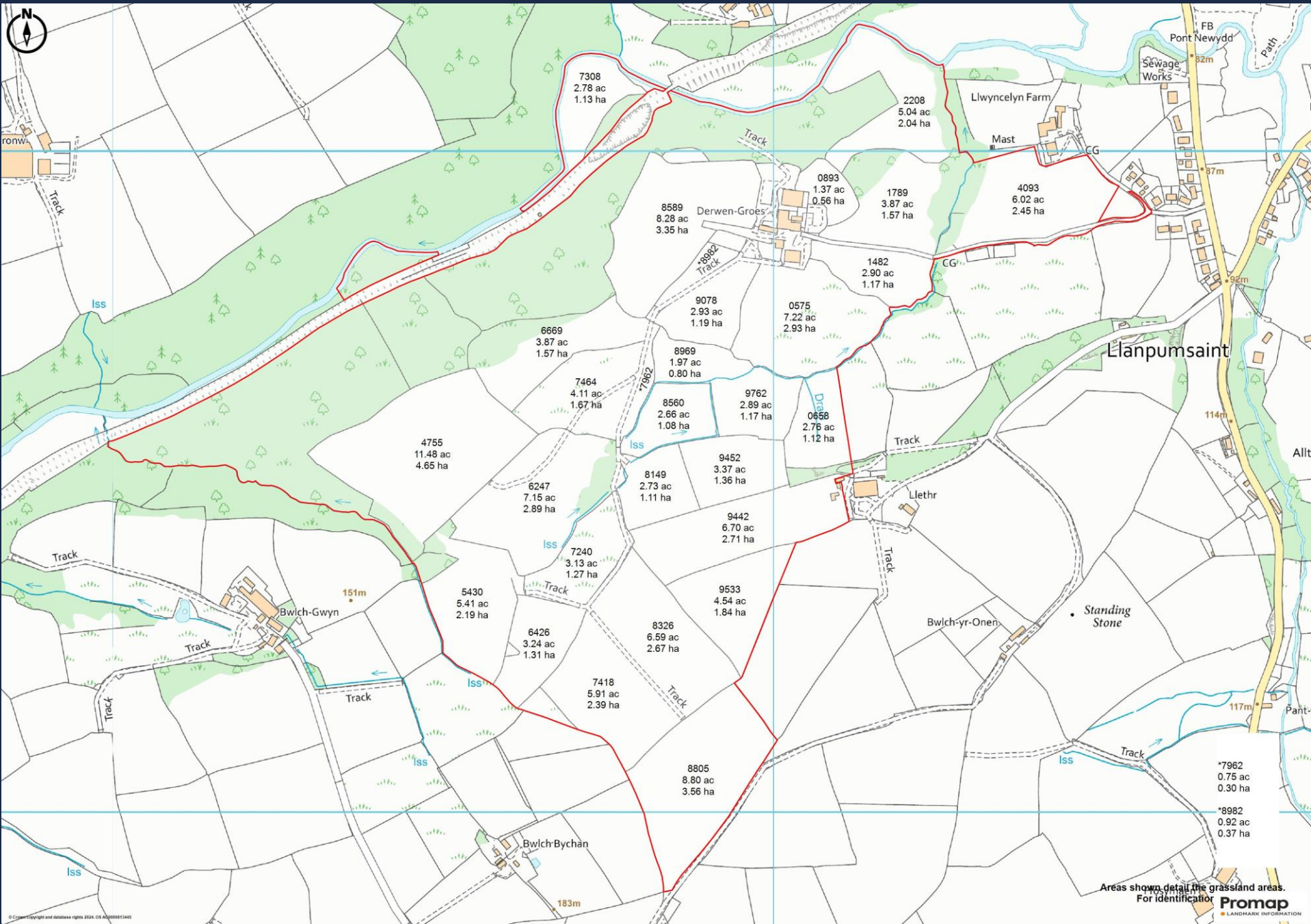
The property is sold subject to and with the benefit of; all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

VIEWINGS

Viewing is strictly by prior appointment with the sole selling agent.







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