



GELLI GATROG

Pontantwn, Kidwelly, Dyfed, SA17 5LN





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Offers in the region of £2,800,000



A prestigious dairy farm in Carmarthenshire, featuring exceptional accommodation, farming infrastructure and highly productive grassland, all within a ring-fenced setting.

A prime example of a top-tier dairy farm

- Approximately 181 acres of land in total
- A highly profitable dairy farm unit
- Productive grassland from fields all well suited to commercial silage production
- In excess of 50,000 ft² of modern farm buildings including 423 cubicles
- Dairymaster 16:32 rapid exit milking parlour
Auto ID system
- Four-bedroom, three bathroom 2,700 ft² farmhouse

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 October 2023. JN/B715



Gelli Gatrog

Gelli Gatrog presents a rare opportunity to acquire a well-established and highly regarded dairy farm, situated just eight miles southeast of Carmarthen and nine miles northwest of Llanelli.

Extending to approximately 181 acres (gross), the farm comprises productive grassland arranged in large, practical and well accessible field blocks. The farm is accessed via a private farm driveway (subject to a public right of way), which offers access to the southern fields, leading up to an exceptional farmstead.

The Land

The holding extends to approximately 181 acres in total, with approximately 176 acres of land excluding the buildings and farmstead.

All grassland fields have been highly productive silage cropping fields. The fields are level, easily accessible and enjoy far-reaching views. Positioned at an elevation of approximately 500 feet above sea level, the farm enjoys a commanding setting.

In addition to the grassland, the holding includes a small proportion of wooded areas and a section of unimproved ground, all of which may align with future agricultural support scheme requirements. Several fields are connected to a private water network supplied by a borehole, which could potentially be reinstated depending on the purchaser's farming intentions.

The land is subject to Public Footpaths 30/61/1, 30/62/2, and 30/61/2. The soil is classified as freely draining, slightly acidic loamy soil.

House

Completed in 2010, the farmhouse provides accommodation befitting the quality and scale of the farm. Designed with practicality and comfort in mind, it features a well-planned open-plan kitchen and reception area, complete with premium solid wood kitchen units, a central island, a breakfast area, and a door leading to a snug/conservatory.

The property enjoys underfloor heating throughout the ground floor, complemented by tiled and marble floors. A striking entrance hallway, featuring an oak staircase, leads to generously proportioned rooms.

On the ground floor, the farmhouse offers a spacious sitting room accessed from the entrance hallway, a large kitchen and utility room, a shower room, a converted garage, and an office. The principal bedroom suite boasts an en-suite bathroom and dressing room, while three additional bedrooms are served by a well-appointed family bathroom. A convenient ground-floor shower room adds further practicality.

The property is heated by an oil-fired central heating system, with individual zonal thermostats ensuring efficient temperature control throughout.

Services

Mains electricity is connected to the property. The vendors have been approached by solar companies to discuss both field and roof mounted arrays but have not taken discussions further. The farm has a private water supply from borehole which serves the land and buildings. The farmhouse is serviced by a mains water connection. Foul drainage is provided by a septic tank.

Location

The farm is situated between the towns of Carmarthen (8 miles) and Llanelli (9 miles). From Carmarthen take the A484 South signposted Kidwelly, Burry Port and Llaneilli. Continue South for 6 miles (B4309) towards the village of Meinciau. Approximately half a mile before reaching Meinciau, as the road climbs, you will reach a cross roads signposted Kidwelly to the right. Take the left turn onto a road with national speed limit sign. Follow this road for a half a mile and follow the road to the right as it enters the farm. You will find the farmhouse and buildings at the end of the road.

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

Carmarthen County Council Council Tax Band: F

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. The vendor reserves full rights to the 2025 Basic Payment Scheme payment.

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.



Pontantwn, Kidwelly, SA17

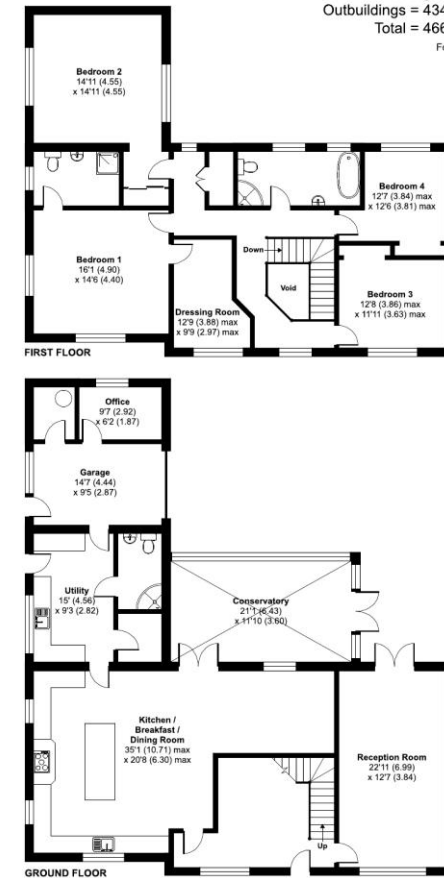
Approximate Area = 2894 sq ft / 268.8 sq m

Garage = 242 sq ft / 22.4 sq m

Outbuildings = 43479 sq ft / 4039.1 sq m

Total = 46615 sq ft / 4330.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nock Deighton. REF: 1265711

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Dairy Unit Completed December 2015

Dairymaster 16:32 Rapid Exit milking parlour to include backing gate, segregation auto-handling system. Hoofcount auto footbath, ACR and cluster flush system, Alta Cow watch system, Mueller 20,000 litre milk silo and dairy office fully complimented with ICT System.

The Buildings:

1. 240 x 100ft Cubicle Building with 188 Easy fix cubicles with feed passages on outer side of shed
2. 120 x 60ft Building with 3 passages fitted with Dairymaster automatic scrapers consisting of feed passage and 45 cubicles
3. 120 x 40ft building with 2 passages fitted with Dairymaster automatic scrapers and 90 cubicles
4. 120 x 50ft and 5ft cantilever building with slatted floor and underground independent slurry store with 120 youngstock cubicles of various sizes
5. 40 x 40ft – storage shed at rear
6. 90 x 50ft and 5ft cantilever one side. Concrete panel partitioned calf shed

Silage Clamps

Three 125ft x 30ft earth bunded clamps

Slurry Lagoon

115ft x 38ft approx. 10ft deep, of concrete construction, fully fenced without roof covering







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