



Fox Grant

SITUATION

Tenby 3 miles, Saundersfoot 4 miles. Pembroke 8 miles, Haverfordwest 18 miles, Fishguard 33.5 miles, Cardigan 38 miles, Swansea 53 miles. Cardiff 96 miles.

Trains: Tenby

International Airports: Cardiff Airport 93 miles

Great Wedlock Farm and Deer Park

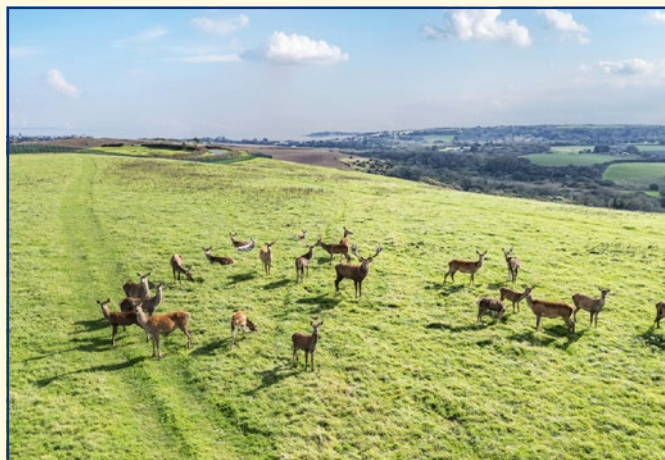
Education: There is an excellent range of both primary and secondary schools in Pembroke or Tenby. There is significant range of independent schools including: Castle School, Llandoverly College, Haberdashers at Monmouth. For Independents see www.isc.co.uk and for state school information see www.pembrokeshiregov.uk/education-and-learning/find-a-school

- 5 Bedroom Farmhouse, 3 Bedrooms En Suite.
- Deer Barn: Café, Shop and Buggy Park
- Cinema Barn: Cinema, Tractor Maze & Soft Play.
- Stone Barn: Golf Putting with second part for restoration.
- The Makers Market Barn with Trader Stalls, store & toilets.
- Planning permission for 15 holiday homes Planning Permission 24/0789/PA
- Agricultural barn, Further outbuilding and workshop.
- Deer Fencing all round.
- 2 miles fenced walk, parking for 200 cars
- Outside Playground with some 28 pieces including gym equipment.
- Planning for Event Centre.
- Outside seating for 100.
- Amazing views across the Bristol Channel.
- Perfect for wind turbines, subject to planning permission.
- Monopolistic Trading Position

Gardens, Pastureland & Woodland to about 173 acres

Local, Sporting & Recreational: The historic seaside town of Tenby offers garages, public houses, restaurants, village hall, schools, supermarkets and church. Further amenities including theatres, restaurants and shopping are available at Pembroke, Swansea or Cardiff.

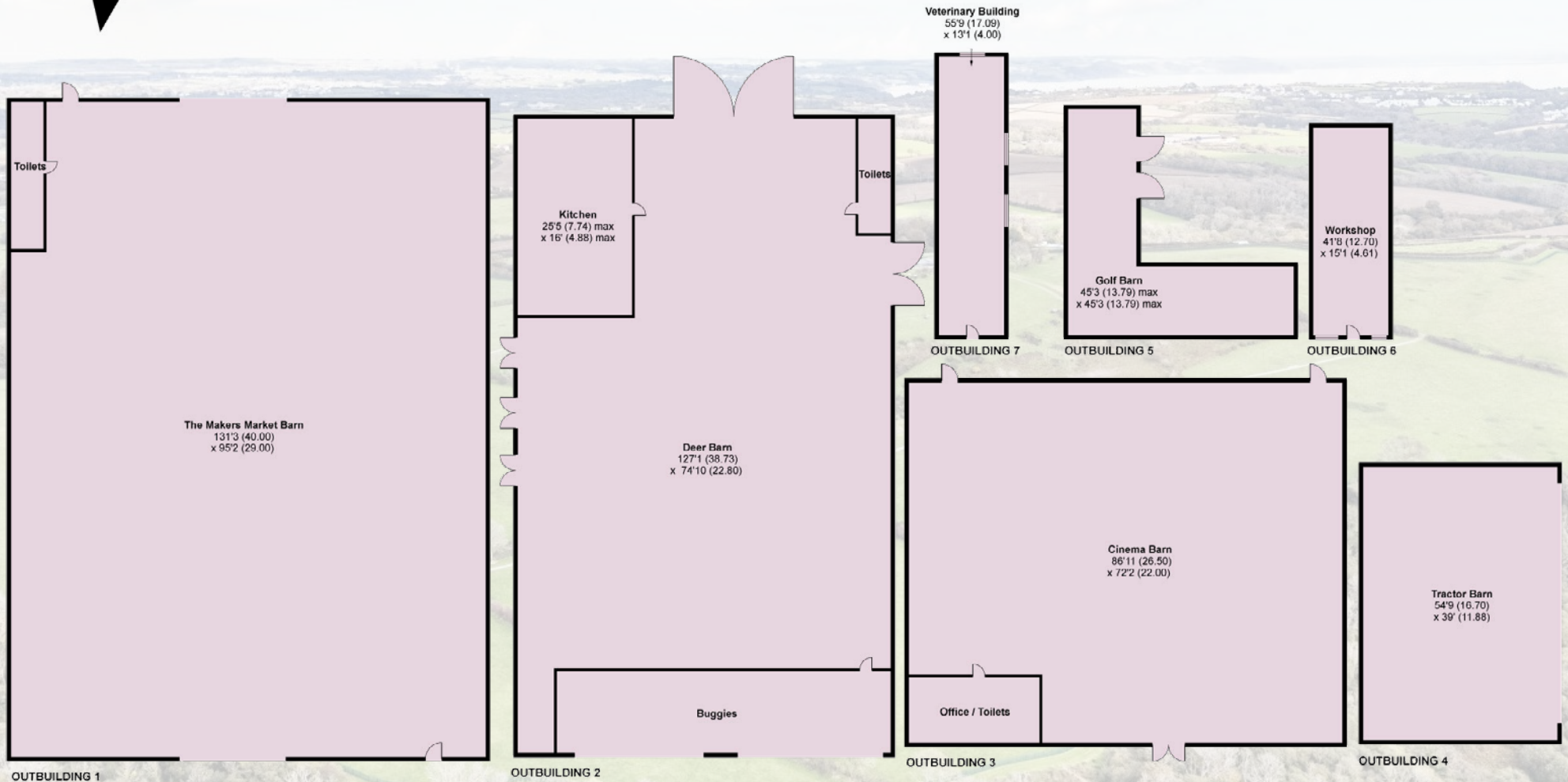
The surrounding area provides a wealth of sporting and recreational opportunities, particularly along the Pembrokeshire coast, which offers fishing, sailing, kayaking and swimming. Excellent cycling and walking can be found in the nearby Preseli Hills offering over 32800 sq ft space.



Great Wedlock, Gumfreston, Tenby, SA70

Outbuildings = 32820 sq ft / 3049 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). © n:checon 2025.
Produced for Fox Grant. REF: 1362634



GREAT WEDLOCK FARM

Great Wedlock Farm and Deer Park were established in 2020 by the current owner, has invested well to create a viable business situated an easy drive from Tenby or Saundersfoot, meaning that it is an established tourist destination in the summer months for families.

Access is via a long tarmac drive which leads up to the property with left hand fork leading off to the house or continue up to the main parking area. The house has been modernised throughout and offers spacious accommodation over two floors, beyond the house is lawned area.

From the main yard situated adjacent to each other are the three barns, **Deer Barn**, **The Makers Market Barn** and **Cinema Barn**:

DEER BARN

Deer Barn is the main point of the property with the **Bambi's Cafe** with serving counter, with fully fitted commercial kitchen, store cupboard and utility area. The shop area is next to Bambi's and beyond this is the office, toilets, further store with utility, and door out to the south facing Deer viewing gallery. Further door leads into the buggy barn, which is fitted with charging points for the 10 buggies currently used, with double doors out into the deer park. **The Deer Barn** blends itself well to being party, wedding or restaurant. Seating for 100 persons including **65KW Solar Panels** and 9 Tesla storage 13.5KW batteries to run the complex overnight.

CINEMA BARN

To the side and beyond the Deer Barn, is the purpose-built barn with seating area which can seat up to 100 people, with the cinema room behind, toilets, soft play area and tractor maize all under one roof. Adjacent to the is the stone barn with the 9-hole **Golf Putting**. Outside is a secure play area. **Planning for event centre.**

THE MAKERS MARKET

Across the way is the market barn with stall for up to 35, storage area and toilets. The market has been run every Saturday, Sunday and Bank Holidays for local crafters to display and sell their products. All services currently installing including WI-FI.

There are further outbuildings including the former garage located by the house with planning to be converted to Veterinary Practice, the stone barn which is ripe for conversion (subject to planning), **Agricultural barn** with diesel tank and general workshop which houses the solar batteries.

There is further play area with viewing bridge and parking for **200 cars**. Across from here is the field with planning for **15 disabled friendly holiday homes**, Planning Permission 24/0789/PA.



LAND

The south facing land lies mainly to the rear of the buildings and is deer fenced all around with a **2-mile fenced off country walk** on the perimeter of the land. The organic pastureland is grazed by the deer, which consist of three breeds: **Red Deer, White Red Deer and Fallow Deer**, during the summer months, there is the option for tourist to go on Deer Safaris in the buggy's, after paying the entrance fee.

To far side of the property is wooded area and nature reserve offering natural habitat to variety of species, including river frontage onto the River Ritec.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Pembrokeshire County Council 0345 678 9000

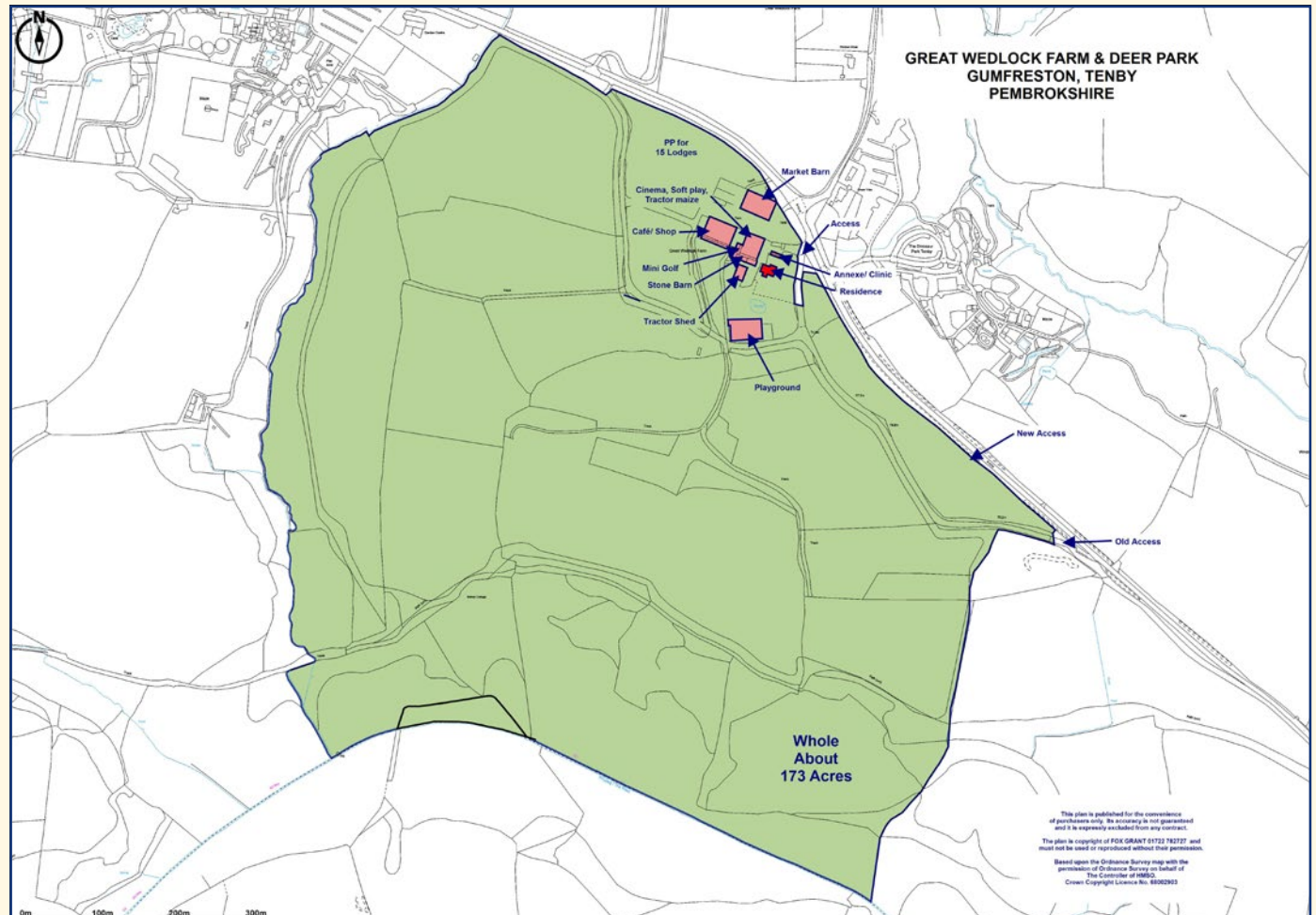
COUNCIL TAX: House Band G

TENURE Freehold with vacant possession.

SERVICES Mains electricity, water, drainage & Air Source Heat Pump. Master Sewage Treatment Plant for 350 people,

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

IMPORTANT NOTICE Accounts are available after a successful viewing and on the agreement of the owners. All communications are via Fox Grant and not direct
Offered for sale due to retirement and health reasons.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William
Fox Grant

FoxGrant



GREAT WEDLOCK FARM & DEER FARM SA70 8RB

DIRECTIONS

Postcode: **SA70 8RB**

From Tenby: To get to Great Wedlock Farm and Deer Park from central Tenby, you just need to head west on Heywood Ln/B4318. Stay on this road for around 2 miles and you will see the deer park signposted on the left.

From Haverfordwest: At Scotchwell Roundabout, take the 2nd exit onto Narberth Rd/A40. Follow A40 until the Canaston Bridge Roundabout, take the 3rd exit onto A4075. At the roundabout, take the 1st exit and stay on A4075 for 7 miles. At the roundabout, take the 1st exit onto A477, continue on for 0.8 miles and at the roundabout, take the 3rd exit onto B4318. Continue for 2.5 miles and you will see the deer park signposted on the right.

WHAT3WORDS ///tiny.photocopy.brownish

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE