



Nantgwynfynydd Isaf Farm , Llanarth, SA47 0RS

Price Guide £3,000,000

Attractive former coastal dairy farm extending to 223 acres or thereabouts
Character farmhouse offering generous accommodation space
Three reception rooms, six/seven bedrooms, two bathrooms and a shower room
Set-up for a separate annexe if required, studio room.
Impressive courtyard of stone barns with conversion potential (stp)
Range of modern outbuildings currently used for storage
Separate farmyard across the council road with further modern outbuilding
For sale as a whole or in two lots
Lot 1 - House, farm buildings and 45 acres Lot 2 - 177 acres and farm buildings
Joint agents with Savills Cardiff

Situation

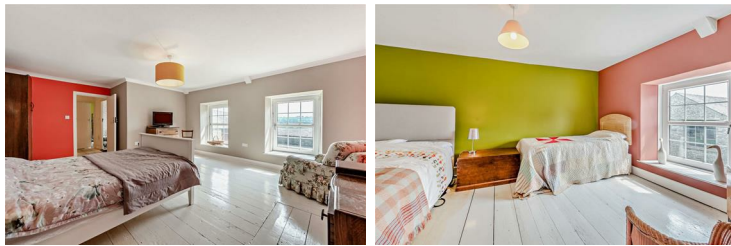
Enjoying a pleasant location midway between the rural villages of Ffosyffin and Oakford approximately a mile from the A478 Cardigan to Bangor trunk roadway. The popular Georgian harbour town of Aberaeron is some 3.5 miles distant whilst the seaside resort of New Quay is within a 6 mile journey.

Farmhouse - Ground Floor



The character farmhouse offers generous accommodation throughout boasting a wealth of character features and briefly comprises an inviting entrance hallway, three reception rooms, two kitchens, bathroom and access to a separate wing which could be used as an annexe if required.

First Floor



Offering six/seven bedrooms and two bathrooms.

Land



Extending in total to some 223 acres or thereabouts (stms) which is laid to permanent pasture. A separate farmyard and 177 acres or thereabouts is situated across the council road with further modern outbuildings. A plan of the land is attached to the sales particulars.

Farm Buildings



Separate farmyard across the council road which comprise a

range of outbuildings constructed circa 1960's/70's to provide a modern dairy set up for the milking herd, which includes a milking bail and dairy (redundant), cow kennels for 90 cows, covered feeding yard with barriers (75' x 30'), adjoining silo (75' x 30'), further feeding yard with barriers (75' x 20') fronts onto the slurry lagoon and further open silos.

Traditional Outbuildings



The original farm buildings comprise a traditional cow shed with cow ties and various barns, stores, cart houses etc., and are located around a very attractive courtyard setting fronting the farmhouse.

To the rear of the farmhouse is an Atcost 5 bay agricultural shed plus 2 bay extension which was previously used as cattle housing together with a redundant milk parlour.

Homestead



The principal homestead.

General Remarks and Stipulations

Method of Sale - Offered for sale by private treaty as a whole or possibly in two Lots as shown on the sale plan.

The vendors wish to retain a field, small woods and bungalow in Lot 2 (marked with a blue boundary on the plan).

Tenure & Possession - The tenure of the property is freehold with vacant possession upon completion.

Services, Council Tax Bands and EPC Ratings - Mains electricity and water. Water. Private drainage. Oil central heating. Council Tax Bands F. EPC Rating E.

Overage - The farmland will be subject to a reservation by the vendor of an agreed percentage of any uplift in value in the event that planning consent is granted for non-agricultural use of the land within an agreed time period following completion. This will be triggered on the earlier of implementation of planning or a sale with the benefit of planning.

Basic Payment Scheme (BPS) - The land is registered for the Basic Payment Scheme and the Entitlements are included in the sale. The Vendor will make reasonable endeavours to transfer the relevant Entitlements to the Purchaser(s) after completion of the sale. Further details are available from the selling agents. Whenever completion of the sale takes place, the payment for that year will be retained by the vendors.

Agri-Environment Schemes - The Farm is not entered into any schemes.

Sporting, mineral and timber rights - In so far as they are owned by the Vendors, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the Vendors.

Ingoing Valuation - If applicable, in addition to the purchase price the Purchaser(s) will take over and pay for all growing crops, cultivations and stocks and stores (e.g., feeding stuffs, hay, straw, fuels, oils etc) at valuation. Payment is to be made upon completion at the figure assessed by the Vendors' value based upon CAAV rates or contractors' rates where applicable and invoiced costs of stocks, stores, seed, fertiliser and sprays applied.

Employees/TUPE Regulations - Where applicable, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations and the taking on of any existing and eligible employees.

Value Added Tax (VAT) - Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Machinery, Fixtures & Fittings - Unless specifically described in these particulars, all machinery, fittings and contents are excluded from the sale though some may be available by separate negotiation. Further information is available from the Vendor's agents.

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 referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways. We understand that public footpaths cross part of the land and the homestead.

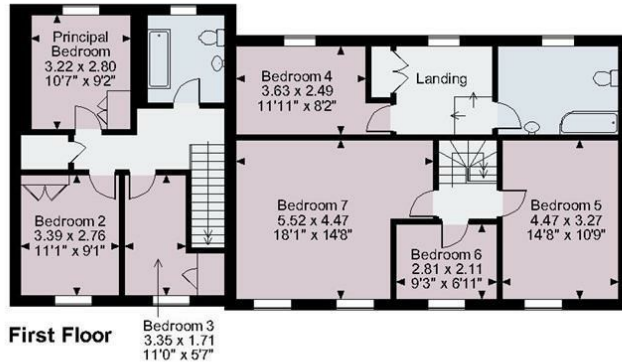
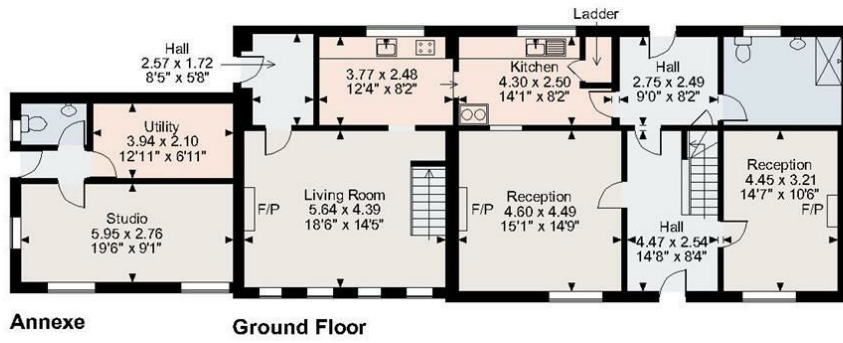
Plans, Areas and Schedules - Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect

thereof.

Health & Safety - Given the potential hazards of a farm, viewers should take care and precaution with regard to their personal safety when viewing the property, particularly around any livestock, farm machinery, buildings, land and water.

Floor Plan

Nantgwynfynydd Isaf Farm, Oakford, Llanarth
 Main House gross internal area = 2,553 sq ft / 237 sq m
 Annexe gross internal area = 321 sq ft / 30 sq m

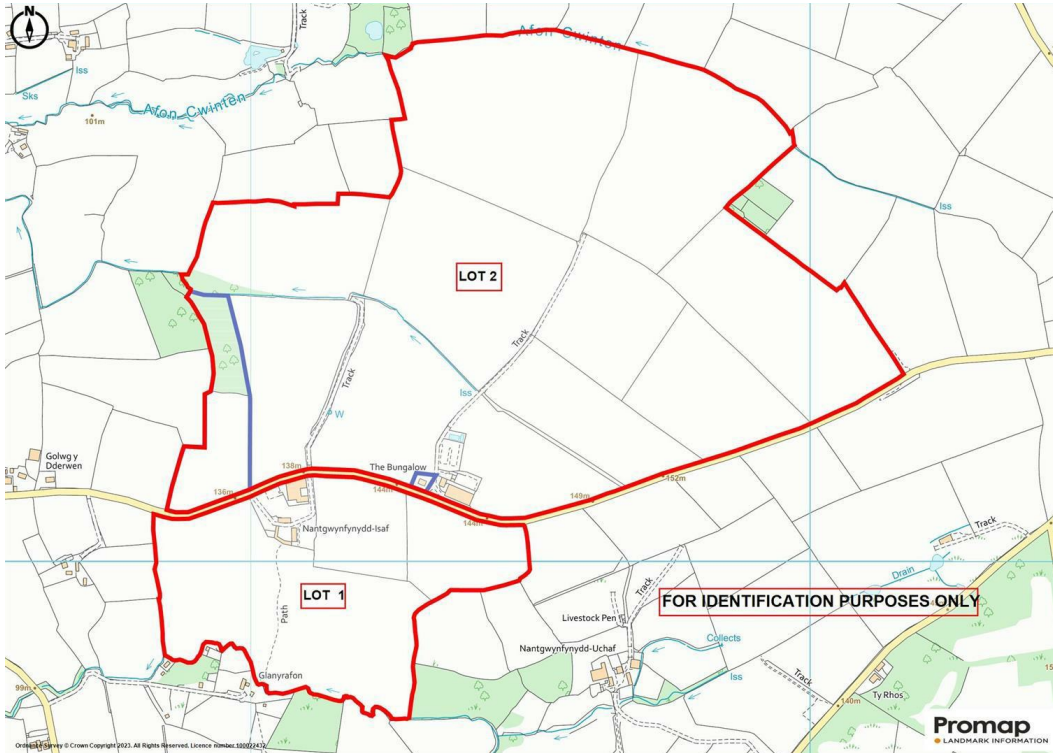


- Garage 1 - 4.85 x 4.57
- Garage 2 - 15.73 x 9.67
- Garage 3 - 7.86 x 4.30
- Milking Parlor - 17.12 x 4.30
- Barn - 23.34 x 8.41
- Dairy Barn - 35.67 x 31.75
- Cow Shed 1 - 22.25 x 8.89
- Cow Shed 2 - 40.44 x 22.25
- Workshop/Milking Parlour - 14.29 x 5.70

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Land Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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