



Nantgwynfynydd Isaf Farm , Llanarth, SA47 0RS

Price Guide £2,000,000

Attractive former coastal dairy farm of about 177 acres
Range of modern outbuildings previously used for dairy purposes
Sound parcel of agricultural land laid to grassland
Idyllic rural location enjoying distant sea views
An opportunity not to be missed

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.

Description



Land and outbuildings extending to some 177 acres or thereabouts. The land is all laid to grassland and is situated in a very productive grass growing area which is capable of excellent productivity. A plan of lot 2 is attached to the details.

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

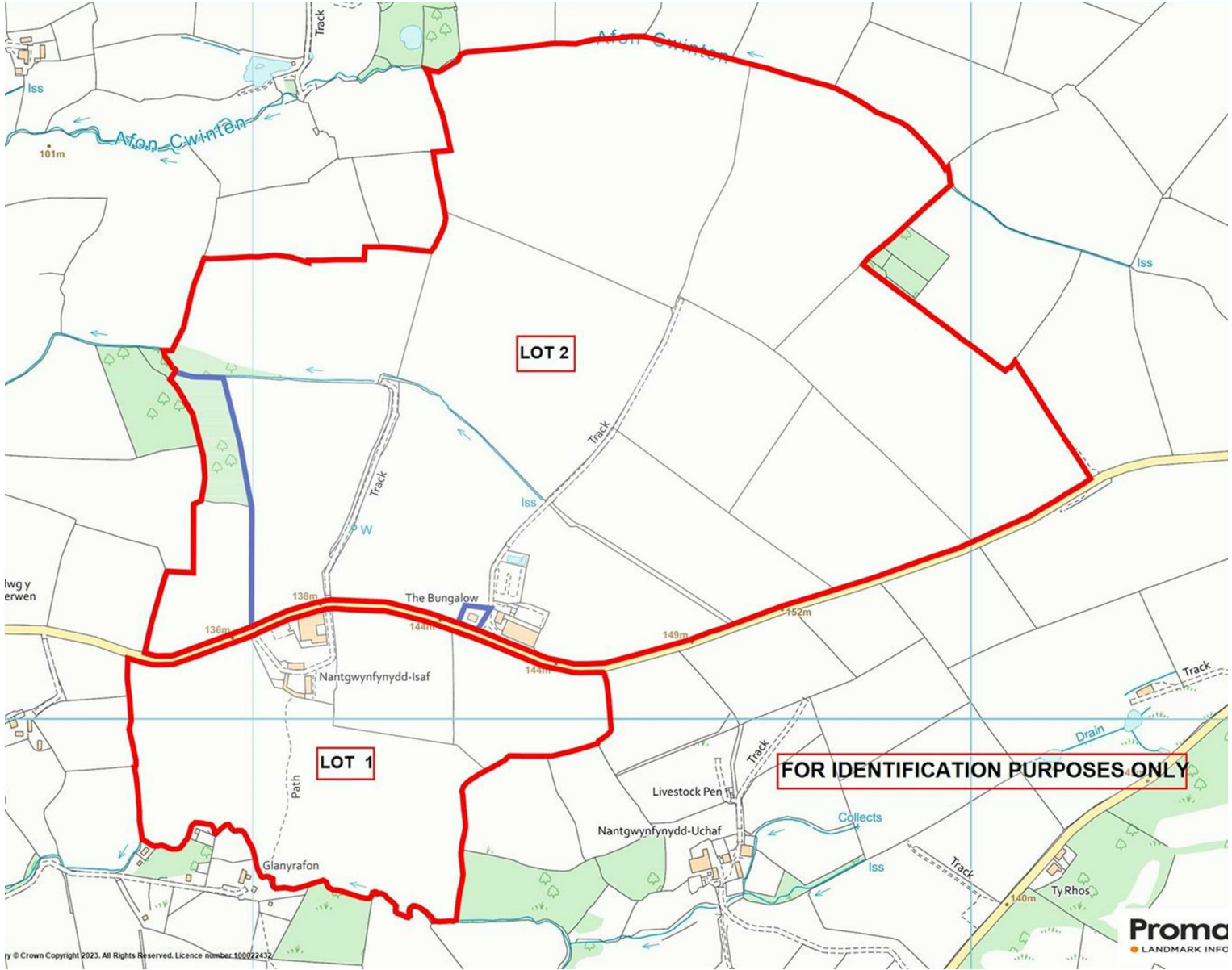
excluded from the sale though some may be available by separate negotiation. Further information is available from the Vendor's agents.

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.

Land Plan



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com