

## The Dairy Unit at Llwyndyrys Farm, Square & Compass, Haverfordwest, Pembrokeshire, SA62 5JJ

**Price Guide £2,350,000**

- \* An exceptional One Man Dairy Unit which is situated between the Market Town of Fishguard (7 miles north east), and the Cathedral City of St Davids (8 miles south west). The County and Market Town of Haverfordwest is 15 miles south east.
- \* It has an excellent range of Farm Buildings including a 18/36 Fully Automated Milking Parlour with an adjoining Concreted Collecting Yard (90'0" x 30'0") with automatic Scrapers and Backing Gate. Matted Cubicles for 250 Cattle.
- \* Loose Cattle Sheds, 1.7 Million Gallon Slurry Lagoon with adjacent Attenuation Pond, 50,000 Gallon Reception Pit and an Open Silage Pit 170'0" x 100'0" approx. Recently upgraded to meet current NVZ requirements.
- \* 180 Acres Pasture/Arable Land in 2 Blocks with the Main Block adjacent to The Dairy Unit extending to 147 Acres and is in the main down to permanent Pasture and a 33 Acre Block of Pasture Land within a mile or so.
- \* Sympathetically tracked, fenced and watered to exploit early grazing and regenerative farming practices.
- \* Dairy Units of this nature and few and far between and early inspection is strongly advised. Realistic Price Guide.

## SITUATION

Square and Compass is a small village which is situated between the Market Town of Fishguard (7 miles north east) and the Cathedral City of St Davids (8 miles south west).

Square and Compass is bisected by the Main A487 road and has the benefit of a Public House and a Petrol Filling Station/Supermarket/Store.

The popular Coastal Village of Trefin is within a mile or so and has the benefit of a Public House, an Art Gallery/Cafe, a former Chapel and a Youth Hostel whilst the other well known village of Croesgoch is also within a mile and a half or so and has the benefit of a Primary School, Public House/Post Office, Repair Garage, Chapel, Art Gallery, an Agricultural Store and a Hairdressers/Beauty Salon.

St Davids being close by is renowned for its Cathedral and Bishops Palace and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Supermarket and a Petrol Filling Station/Hotel/Store.

The well known Market Town of Fishguard is within a short drive and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The Pembrokeshire Coastline at Aberfelin is within a mile and a half or so by road and also close by are the other well known sandy beaches and coves at Abercastle, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 14 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Supermarkets, a Further Education College, Leisure Centre, Repair Garages, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Letterston to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

There are Livestock Markets within easy reach at Whitland, Crymych, Carmarthen and Newcastle Emlyn. 2 established Milk Factories are based in Haverfordwest (with a 3rd under construction) and another at Newcastle Emlyn within 30 miles.

Nearest Airport - Cardiff. Internal Flights available from

Withybush, Haverfordwest.

Nearest Railway Stations - Fishguard and Haverfordwest (direct service to London).

Schools - Primary Schools at Croesgoch and Fishguard. Secondary Comprehensive Schools at Fishguard, St Davids and Haverfordwest.

Private Schools at Haverfordwest.

Nearest Villages at Trefin (1.5 miles) and Mathry (1.5 miles).

Llwyndryys Farm is situated on the edge of the hamlet of Square & Compass and stands on the southern side of the Main A487 Fishguard to St Davids Road.

## DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 7 miles and on entering the hamlet of Square & Compass, Llwyndryys Farm is the first Property on the left. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest, take the Main A40 Road north for 10 miles and in the village of Letterston, take the turning on the left at the crossroads, signposted to Mathry and St Davids. Continue on this road for in excess of 2 miles passing through the hamlet of Castlemorris and a mile or so further on, take the turning on the left at the "T" junction with the Main A487 Road in the direction of St Davids. Continue on this road for a mile and a half or so and on entering the hamlet of Square & Compass, Llwyndryys Farm is the first Property on your left. A "For Sale" Board is erected on site.

## DESCRIPTION

The Dairy Unit at Llwyndryys Farm fronts onto the Main A487 Fishguard to St Davids road and extends to 180 Acres or thereabouts which is in 2 Blocks. The main Block of Land to include the Farm Buildings extends to 147 Acres or thereabouts whilst the remaining 33 Acres or thereabouts is situated within a mile or so with frontage onto the Main A487 Fishguard to St Davids Road and within half a mile or so of Mathry village.

There are an extensive range of Farm Buildings as follows:-

### Multipurpose Shed



55'0" x 50'0" (16.76m x 15.24m)

Of steel stanchion, concrete block and shuttered concrete construction with box profile cladding under a box profile roof.

### 50,000 Gallon Reception Pit



including 3 Phase Slurry Pump with automatic controls.

### Loose Cattle Shed



48'0" x 30'0" (14.63m x 9.14m)

Of steel stanchion and concrete block construction with box profile cladding and a box profile roof.

### 250 Matted Cubicle Shed



## Dairy



20'0" x 16'0" (6.10m x 4.88m)  
(approx). Of concrete block construction with a pitched box profile roof housing a Dairy Master 16,000 Litre Bulk Tank with opening to:-

## Pump Room



18'0" x 16'0" (5.49m x 4.88m)  
Of concrete block construction with a box profile roof housing a 10,000 Litre Water Storage Tank.

## Vacumn Pump/Wash Room

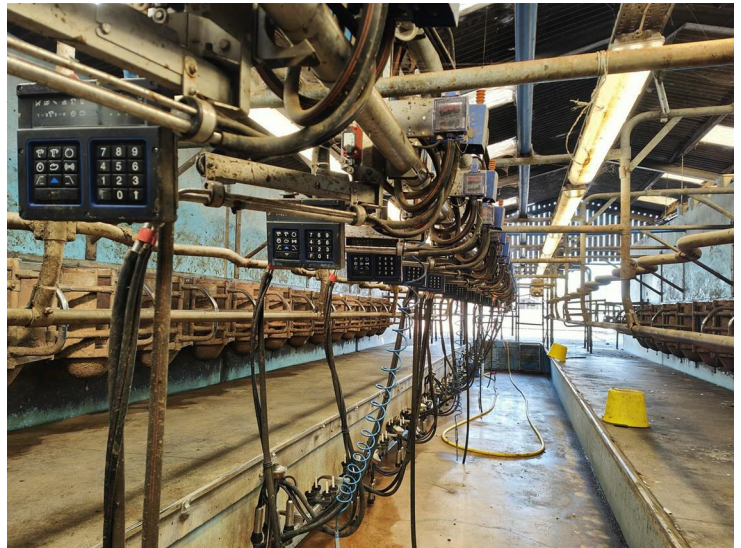
With an automated Washer System for Milking Parlour.

## Office



12'0" x 6'0" (3.66m x 1.83m)  
(approx).

## Milking Parlour



80'0" x 20'0" (24.38m x 6.10m)  
Of steel stanchion and concrete block construction with Yorkshire board cladding and a corrugated cement fibre roof. It houses a Herringbone 18/36 De Laval Fully Automated Milking Parlour with Milk Meters Feed to Yield with 3 way Drafting Gate and adjacent:-

## Lean-to Building



80'0" x 15'0" (24.38m x 4.57m)  
(approx). With a cattle handling race.

Adjoining the Milking Parlour is a:-

## Concreted Collecting Yard



90'0" x 30'0" (27.43m x 9.14m)  
(approx). With automated Yard Scrapers and a Backing Gate.

Adjacent to the Collecting Yard and Milking Parlour are:-

## Cubicle Sheds for 250 Cattle

170'0" x 25'0" (51.82m x 7.62m)  
(overall measurement which incorporates a Loose Cattle/former Silage Shed 90'0" x 40'0" (27.43m x 12.19m) ).  
With mats.

Adjacent to the southern end of the Cubicle Shed is a:-

## Feeding Passage

120'0" x 7'0" (36.58m x 2.13m)

There is also an:-

## Open Silage Pit

170'0" x 100'0" (51.82m x 30.48m)  
(approx). With a concreted floor which has been constructed NVZ specification in 2020.

## 1,750,000 Gallon Slurry Lagoon

With an adjacent:-

## Attenuation Pond

## Cow Kennels (Timber)

48'0" x 40'0" (14.63m x 12.19m)

With Kennels for 48

## Hardsurfaced Big Bale Silage Compound

## Static Caravan



With Mains Electricity and Water connected. Drainage to a Cesspool/Effluent Tank.

## The Land

The Land in total extends to 180 Acres or thereabouts in 2 Blocks. The Main Block of Land extends to 147 Acres or thereabouts which is in the main down to Permanent Pasture and being either level lying or gently sloping with southerly or south easterly aspects.

The Land is either Cattle or Sheep fenced and is served by a central concreted/hardsurfaced track/road. The Land is within a ring fence and has access onto the Main A487 Fishguard to St Davids Road. Of the total acreage there is approximately 120 Acres or thereabouts of Clean Pasture Land, 7 Acres or thereabouts of Rough Grazing and Wet Land and 16 Acres or thereabouts down to a Cauliflower Crop whilst the remaining 4 Acres or thereabouts comprises of the Farm Buildings, Yards and Tracks.

The boundaries of the 147 Acres or thereabouts of Land are edged in red on the attached Plan (Plan 1) to the Scale of 1/5000.

Within a mile or so of The Dairy Unit at Square & Compass is a Block of Pasture Land which extends to 32.23 Acres or thereabouts.

The Land is all down to Permanent Pasture and is in the main, Sheep fenced and benefiting from a Mains Water (metered supply) as well as having 3 Field Gate Accesses' or openings onto the Main A487 Fishguard to St Davids Road at or around points "A", "B" and "C" on the Plan. Adjacent to the opening to the Main A487 Road at point "B" is an:-

### Implement/Storage Shed

35'0" x 21'0" (10.67m x 6.40m)

(approx). Of concrete block construction with a corrugated iron roof.

The boundaries of the above 32.23 Acres or thereabouts of Agricultural Land are edged in red on the attached Plan (Plan 2) to the Scale of 1/2500.

Mains Water (metered supply) is connected to the 32.23 Acre Block of Land.

### SERVICES

Mains Water (metered supply) connected to both Blocks of Land. The Dairy Unit also has the benefit of it's own Private Water supply via a Bore Hole. Mains Electricity (3 Phase) connected. Broadband connection. CCTV system installed at the Holding.

### TENURE

The entire Property is of Freehold Tenure with Vacant Possession upon Completion.

### RIGHTS OF WAYS

A Public Footpath Right of Way bisects OS No 9503.

### AGRICULTURAL HOLDING NUMBER

55/450/0172

### SINGLE FARM PAYMENT

The Basic Payment Scheme Entitlements are included in the Sale.

### NATIONAL RIVERS AUTHORITY (WELSH REGION)

South Western Area - Llysafon, Hawthorn Rise, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone: 01437 760 081.

### LOCAL AUTHORITY

Pembrokeshire County Council, Cambria House, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone 01437 764 551.

### PEMROKESHIRE COAST NATIONAL PARK

National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Telephone 01646 624 800.

### AGRICULTURAL DEPARTMENT

Welsh Office Agricultural Department, Government Buildings, Picton Terrace, Carmarthen, Carmarthenshire, SA31 3BT. Telephone 01267 234 545.

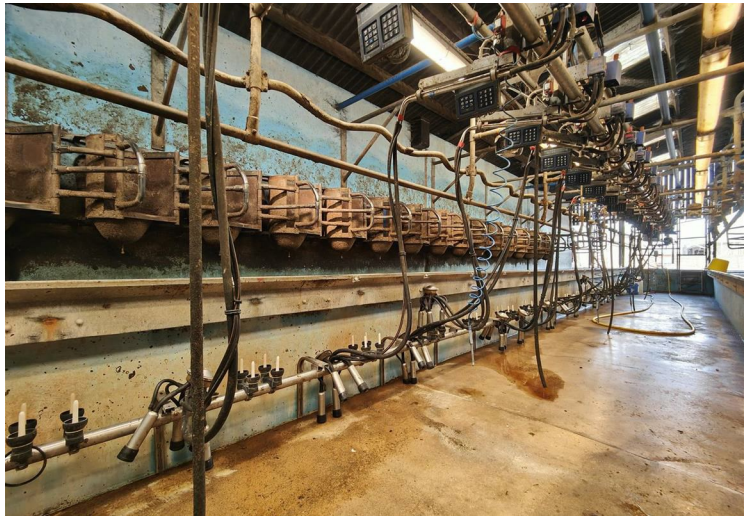
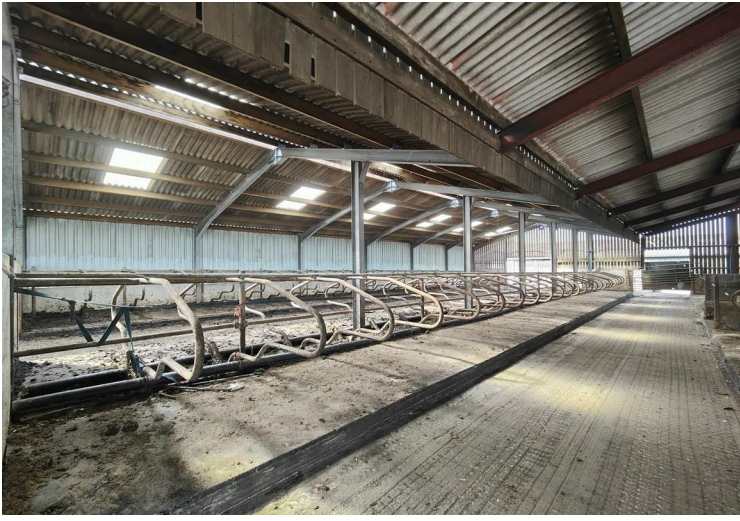
### WATER BOARD

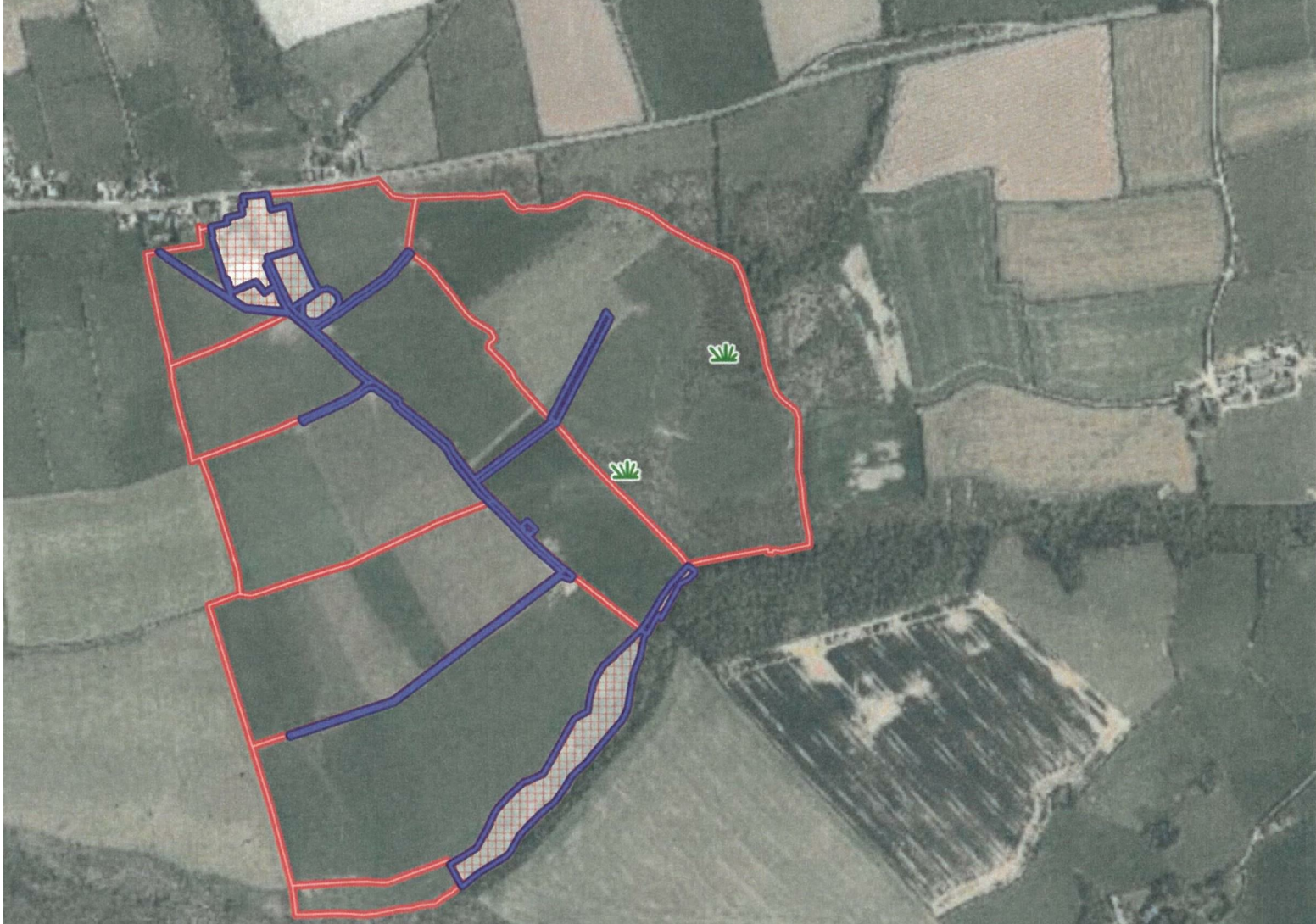
Welsh Water, Fishguard Road Industrial Estate, Withybush,

Haverfordwest, Pembrokeshire, SA62 4EQ. Telephone 01437 763 453.

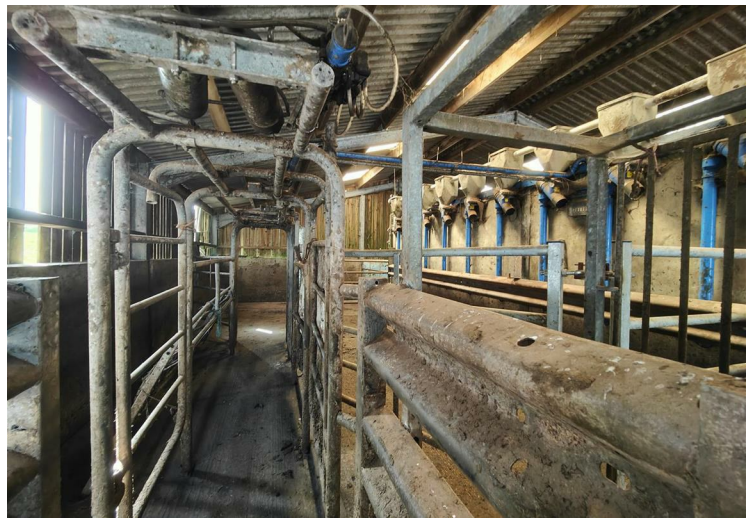
### REMARKS

The Dairy Unit at Llwyndyrys Farm extends to 180 Acres or thereabouts in total in 2 Blocks. It has the benefit of an excellent range of Farm Buildings including an 18/36 Fully Automated De Laval Herringbone Parlour, an Open Silage Pit extending to 170'0" x 100'0", Cubicles with matting for 250 Cattle, Loose Cattle Sheds, a Dairy housing a 16,000 Litre Dairy Master Bulk Tank, an Alfa Laval 375,000 Gallon about ground Tower Slurry Silo as well as a 1.7 Million Gallon Slurry Lagoon with an adjacent Attenuation Pond. The Land is in the main, down to permanent Pasture and is in excellent heart and of the total acreage, there is approximately 155 Acres of Pasture Land, 16 Acres down to a Cauliflower Crop and 7 Acres or thereabouts of Rough Grazing and Wet Land. The Land benefits from a Natural Water Supply as well as having a Water Supply from a Bore Hole. Mains Water Supply is also connected to the Property. Within a mile or so of the Dairy Unit and included within the 180 Acres is a Block of Land extending to 32.23 Acres or thereabouts. Dairy Units of this nature are few and far between and the opportunity to purchase should not be missed. Currently, there is a Static Caravan on Site although there is potential for an Agricultural Dwelling (subject to any necessary Planning Consents). It is offered "For Sale with a Realistic Price Guide and early inspection is strongly advised.









## Area Map



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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