



Lower Tancredston, Hayscastle, Haverfordwest, SA62 5PX

£3,800,000

- 300 Acre dairy farm in a delightful rural setting
- Modernised Farmhouse of considerable appeal
- Range of useful buildings on the original farmstead
- Purpose built dairy buildings including a parlour and cubicle sheds
 - Productive parcel of land
- Option to purchase or rent an additional block of approx. 174 acres adjoining

SITUATION

Lower Tancredston occupies a pleasant rural setting in the heart of the Pembrokeshire Countryside some 10 miles or so northwest of the town of Haverfordwest which, as the principal administrative centre of the coastal county of Pembrokeshire, has the benefit of an extensive range of amenities and facilities.

The superb scenery of the renowned Pembrokeshire coastline lies within easy reach as does the town of Fishguard with its ferry link to Southern Ireland and the historic cathedral 'city' of St Davids.

Agriculturally, this is an area renowned for productive early land suitable for grazing, cropping and arable use, with farms in the locality being used for all of these purposes.

DESCRIPTION

Lower Tancredston is a highly developed dairy farm including a modernised residence and a useful range of buildings, typical of a progressive farmstead development. In 2007, the decision was made to relocate the dairy set up to a greenfield site a short distance from the original farmstead with easy access to the grazing paddocks, with further cubicle housing and other infrastructure being added later.

In more detail the farm comprises: -

THE FARMHOUSE

The farmhouse at Lower Tancredston is believed to date from the 17th century and is a traditionally constructed residence that has been extensively modernised in recent years to offer a high-quality residence that retains a wealth of character and includes:-

GROUND FLOOR

ENTRANCE PORCH

A uPVC double glazed entrance porch opens into

ENTRANCE HALL



Having a quarry tiled floor and stairs rising to the first floor

with under stair storage cupboard and double doors leading to

DINING ROOM 15'7" x 13'7" (4.75m x 4.15m)



With timber floor, picture rail, and a stone fireplace housing a wood burner, steps down to

KITCHEN 20'9" x 15'10" (6.35m x 4.85m)



A real feature of the property, overlooking the farmyard, being a light and airy room having a tiled floor, recessed ceiling lights and door to a small rear hallway with door to the side garden. The kitchen is well-equipped with a central island unit that includes a breakfast bar, sink unit and integrated dishwasher. Base cupboards with complimentary work surfaces over include a hob with an extractor hood. There is further storage in matching wall-mounted units which include eye level combination microwave, oven and grill, and warming drawer. French doors opening to the rear garden.

UTILITY ROOM 7'0" x 6'6" (2.15m x 2.0m)

With tiled floor and ceiling with recessed lights, a sink unit and a walk-in pantry with courtesy lighting.

OFFICE 14'5" x 7'10" (4.4m x 2.4m)

Having tiled floor and recessed ceiling lights overlooking the farm yard.

To the left of the entrance hall is:

SITTING ROOM 14'3" x 13'5" (4.35m x 4.10m)



Having a timber floor, picture rail and space for a fireplace.

LEISURE SUITE



This area is suitable for a variety of uses and currently

includes a hot tub area with tiled floor and French doors to the rear garden. There is a shower room off that has a tiled floor, WC and shower cubicle with aqua jets, extractor fan, recessed ceiling lights and towel rail style radiator.

BOILER ROOM/ BOOT ROOM 13'7" x 7'0" (4.15m x 2.15m)



With tiled floor, sink unit, space for washing machine, extractor fan and door to side.

FIRST FLOOR

Landing with radiator and recessed ceiling lights

BEDROOM 1 12'11" x 13'9" (3.95m x 4.2m)



With radiator and front aspect window benefiting from a scenic view of the Pembrokeshire countryside. Connecting door to:

FAMILY BATHROOM



With tiled floor, radiator, bath, WC, vanity wash-basin, shower cubicle, recessed lighting, towel rail style radiator, shaver point and connecting door to:-

BEDROOM 2 12'11" x 13'9" (3.95m x 4.2m)



With radiator, door connecting to the family bathroom and window to the fore overlooking the picturesque countryside.

LAUNDRY ROOM 9'10" x 8'0" (3.0m x 2.45m)



Fitted cupboards, stainless steel single drainer sink unit, plumbing for an automatic washing machine, tumble drier, recessed ceiling lights, radiator and walk-in airing cupboard with radiator.

SHOWER ROOM

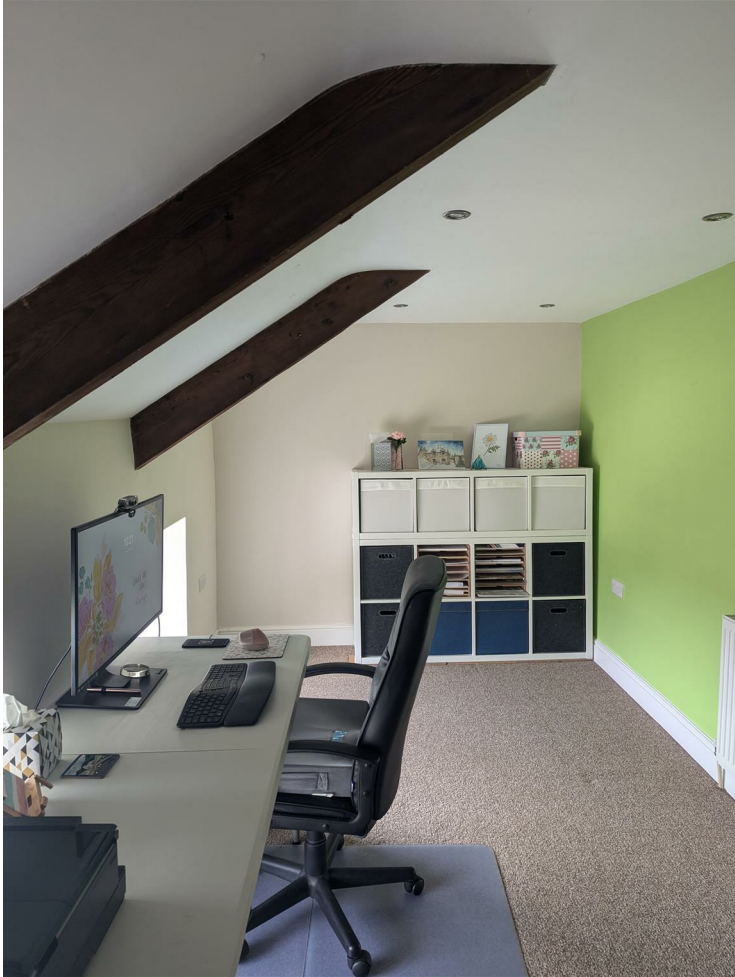
Having a shower cubicle, WC, wash-basin, towel rail style radiator and recessed ceiling lights.

BEDROOM 3 13'9" x 16'0" (4.20m x 4.9m)



With exposed roof timber and radiator and window overlooking the farm yard.

BEDROOM 4 22'9" x 8'0" (6.95m x 2.45m)



Exposed roof timber and radiator, also overlooking the farm yard.

EXTERNALLY

The residence stands within its own grounds laid mainly to lawn various store sheds and a detached garage.

THE FARM BUILDINGS

GENERAL PURPOSE SHED 60' x 37'6" (18.29m x 11.43m)



A 4 bay steel portal frame with infill block walls to a height of approx. 2.5m with cement fibre cladding over under a similar roof and having a concrete floor, electric roller shutter door, along with, 11kw of solar, 10kwh of battery storage and 7kw EV charging point and water connected.

LEAN TO 60' x 22'11" (18.29m x 6.99m)

Divided into a workshop and Grain Store, being of similar construction to the G.P shed and having concrete floor with damp proof membrane to port. Roller shutter and personnel door to fore.

FORMER CATTLE SHED 60' x 29'6" (18.29m x 8.99m)

With former clamp adjoining 60' x 29'6"- 18.25m x 6m and lean to - all now used for storage but needing improvement

STABLES

Stone walls under a box profile sheet roof with 2 internal stables and a storage area.

OLD MILL

Stone walls under a corrugated asbestos roof with grain loft internally.

YARD

FORMER CUBICLE & SILAGE PIT SHEDS 112' x 60' (34.14m x 18.29m)



Principally steel portal frame with infill block walling, used for straw storage and youngstock rearing.

GENERAL OPEN FRONTED SHED 75'6" x 31'6" (23.01m x 9.60m)

Within a steel portal frame with box profile cladding to elevations and roof and concrete floor, Used for hay and straw storage.

TRADITIONALLY CONSTRUCTED RANGE

The former milking parlour and store sheds and being a mix of solid stone and brick walls with part rendered elevations under a combination of roof surfaces and with some conversion potential, subject to the necessary consents being obtained

BACKGROUND

The farm was established as a progressive spring-calving dairy unit in 2007 with investment focused on the grazing platform and maximising milk production from a grazed platform. Following the initial investment focus was then turned to improving the stock, the land and the

infrastructure. All fields are permanent pastures with a reseed policy of 8-12% per year, all of which are a long term grazing mix provided by Western Seeds, with added chicory and plantain with a red clover mix also being used on some fields.

The pastures are divided into paddocks of between 3.5 and 4ha being mostly fenced with high tensile wire with a high power mains electric fencer. Water is supplied to all the fields from 2 boreholes which supply a storage tank and is piped to the fields via 50mm pipes. Hard-standing tracks lead to all of the grazing fields.

THE DAIRY BUILDINGS



These comprise a purpose built range of buildings situated a short distance from the house and original farm buildings and are located on concrete yards or compacted stone hard standing.

The buildings are all steel portal frame with vented clad and Yorkshire board elevations and are divided by a feeding yard.

THE PARLOUR BUILDING



Includes a 24 x 48 Herringbone Parlour with Northern Dairy teat brush, and Cow Alert 350 pedometer system. The collecting yard has a Hi-Flow electric backing gate. The front of the parlour has a manual shedding gate and an automatic EID shedding gate. To the side, holding pen

which leads to a 12-cow herringbone-style race, which then leads onto a Nose-to-Tail race with a head yoke.

THE DAIRY

Adjoining the parlour, with two bulk tanks, 8000 litres and 3500 litres with heat recovery and hot water. Teat cleaner system. A Compressor Shed provides further storage and an additional store with office area and WC.

21 TONNE CAKE BIN

For the dry storage of feed and supply of feed to the parlour.

CUBICLE SHED 240' x 96' (73.15m x 29.26m)



Steel portal framed building, with timber board cladding to all elevations with 315 cubicles on removable beds with mats and feed barriers. Calving and isolation pen area which is 4 bays.

SILAGE YARDS

For storage of round bales.

2x EARTH BANK SLURRY PITS

With slats within feed yard and believed to have capacity for 400 cows.

STATIC CARAVAN



On-site workers caravan.

THE LAND



A plan of the land is attached for identification purposes only.

Lower Tancredston extends in total to some 300 acres or thereabouts of which some 270 may be considered clean, with the remainder being rough grazing or woodland.

The land is all level or gently sloping and is divided into paddocks within natural hedges and high tensile fencing and offers grazing and cropping areas. The land is all conveniently located to the farmstead and buildings and is reached by internal farm tracks or roadside access, with water at strategic points.

AgriNet grass growth records are available to prospective purchasers upon request.

NB: An adjoining parcel of 174 acres is available to purchase or rent, which has also seen extensive investment into the tracks, fencing and water supply.

THE HERD

The dairy herd is available to purchase by separate negotiation and details are outlined as follows.

The herd is bred to be a capacious and compact cow producing high-quality milk focusing on butterfat and protein content, with a composition of 5+% and 4+%

respectively with less than 800kg of concentrate input. With these objectives in mind, the herd is of a Jersey cross Friesian type being approximately 70% Jersey weighing about 540kg. The herd makes the most of the quality grazing land available at Lower Tancredston by grazing throughout the lactation. The dry period runs from mid December to mid February with an average of 275 days in milk and 2 months of being completely dry. Further information on the herd and production is available upon request of prospective buyers.

SERVICES

Mains and private water via a borehole are connected. Mains electricity, private drainage to the residence, oil fired central heating being a combination of underfloor heating to the ground floor and radiators on the upper floor. The Farmhouse has uPVC double glazing.

TENURE

Lower Tancredston is freehold of tenure and vacant possession will be granted on completion. No basic payments are included in this sale.

There are no public footpaths crossing the land.

LOCAL AUTHORITY

Pembrokeshire County Council.

County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.
01437 764551

GENERAL REMARKS

The sale of Lower Tancredston offers a good opportunity to acquire a highly developed dairy farm in a pleasant rural setting in the heart of the Pembrokeshire countryside. The farm includes an appealing residence that has been sympathetically modernised to offer deceptively spacious and well-presented accommodation that complements the farm.

The original farm buildings around the house continue to provide useful ancillary agricultural housing and storage although some areas now require some improvement. Nevertheless, these buildings are ideally suited for machinery, crop or fertilizer storage or heifer rearing, and the traditional buildings may have some conversion potential subject to the necessary consents being obtained, if further accommodation is required.

The modern dairy buildings were specifically developed for the holding and are well designed for ease of livestock management and include a suitable slurry storage provision and a variety of labour-saving features now considered standard in a modern dairy unit.

The buildings occupy a central location on the holding, with the land being a block of highly productive early land that has been progressively managed to ensure maximum returns from a suitable grazing rotation. The land is in the main level or gently sloping with excellent access to the buildings off cow tracks or adopted highways and includes areas which have in the past been used for arable

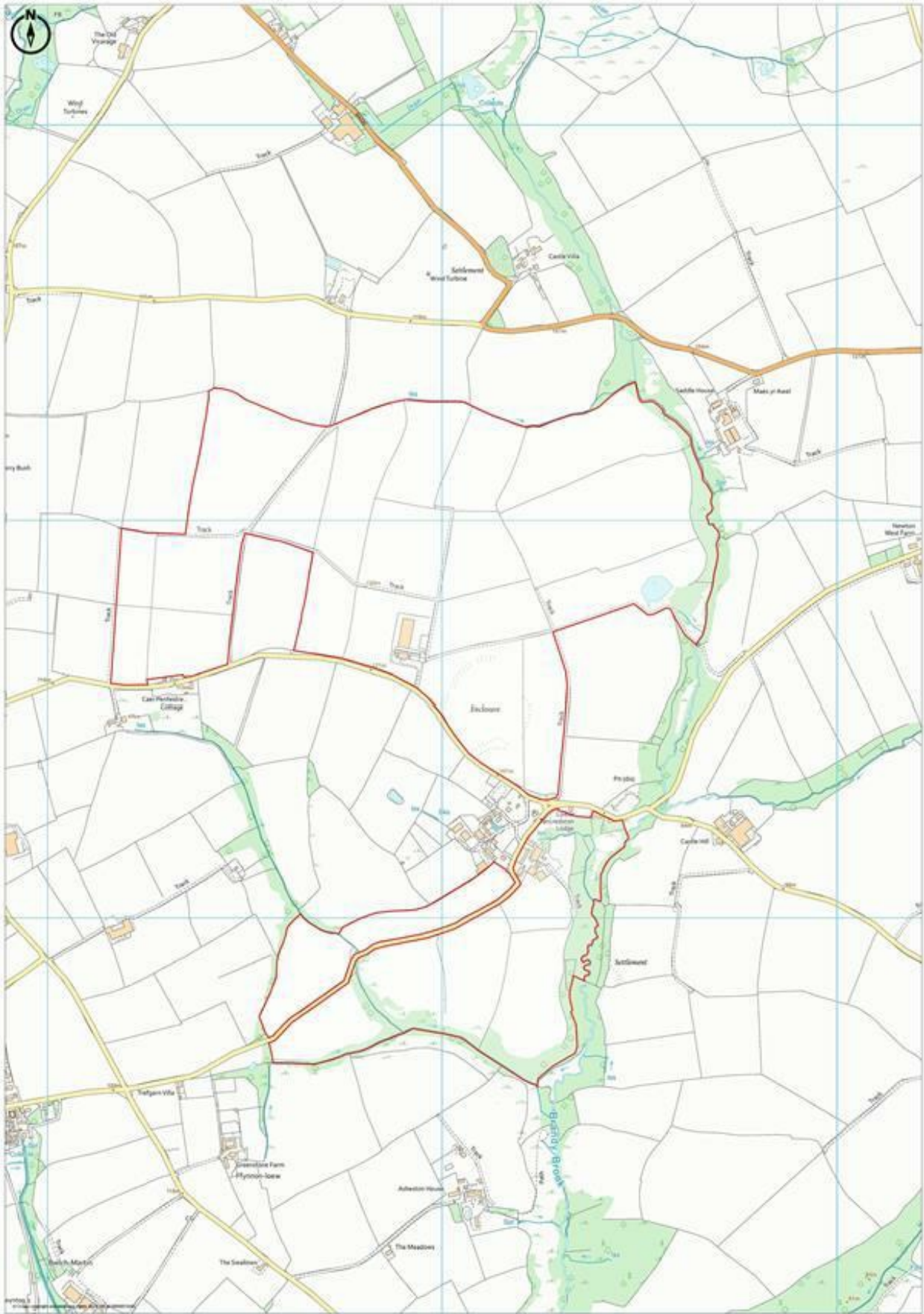
purposes.

The farm is offered for sale with the option of purchasing or renting an additional 174 acres of land of which 160 acres may be considered clean.

This is a rare opportunity to purchase a dairy holding of this nature in this locality and viewing is highly recommended.



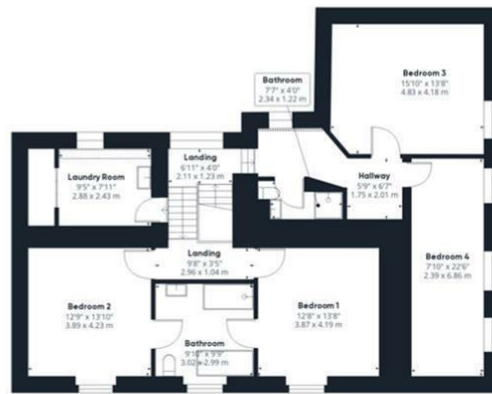
PLAN OF THE LAND - FOR IDENTIFICATION PURPOSES ONLY



Floor Plan

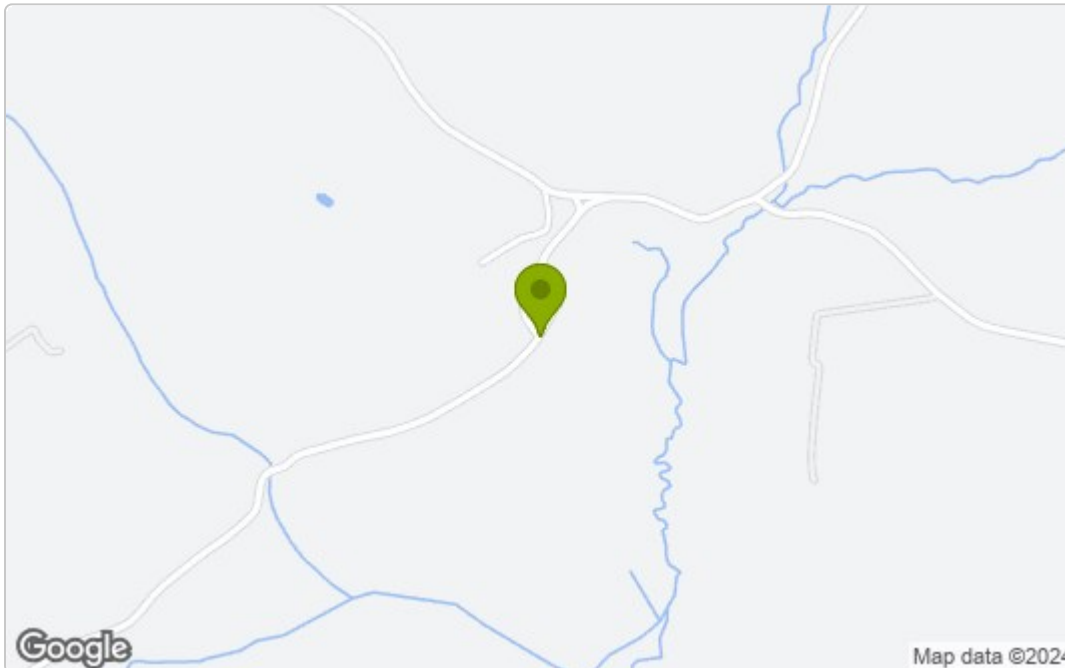


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(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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