



Gardd Darna, Rhosfach, SA66 7SH

Auction Guide £225,000

For Sale By Online Auction On Wednesday 02nd July 2025, Between 12pm - 3pm. Guide Price £225,000 - £245,000.

An incredibly rare opportunity to acquire this totally off-grid and self-sustaining smallholding, with approximately 6.1 acres, situated just outside the Pembrokeshire national park in a beautiful rural location. The property offers a lifestyle and business opportunity many of us dream of, to live self sufficiently in an environmentally friendly way. The property comprises a detached 2 bedroom timber lodge with numerous outbuildings and barns, a static caravan annex, good quality level grazing land, 4 polytunnels, 2 greenhouses and 2 large ponds with CEFAS coarse fishing rights. The planning permission for the property comes under a One Planet Development scheme, which stipulates a management business plan must be set up and approved by the local authority. In this case, the sellers current approved business plan can be transferred to the new owners for an immediate take over. Please read further information about the One Planet Development rules within the sales particulars.

Description

A One Planet Development (OPD) is a Welsh planning policy that allows people to build a house in the open countryside, provided they can meet specific sustainability targets within a set timeframe. This means living and creating sustainable livelihoods from the land. OPDs aim to be broadly self-sufficient, minimizing environmental impact and promoting a sustainable way of life.

Planning

Permission was granted by Pembrokeshire country council in October 2018 for the one planet development. Planning Ref numbers 18/0382/PA and 21/0941/PA.

When an OPD transfers into new ownership, the new owner/s may choose to continue the existing Management Plan in full (this is preferable); then no action would be needed other than to continue to meet the OPD requirements. If the new owner/s intends to change the existing Management Plan, then they will need to seek approval by the local authority, for the OPD to continue.

The lodge referred to as the 'Dwelling' is built under the Caravan Act 1968. It therefore is not restricted by Building Regulations. It was however fitted out Electrically by a qualified Electrician and does comply to those regulations.

Situation

The property is situated in a rural and scenic location, approximately 9 miles north of Narberth town, close to the Pembrokeshire national park and spectacular range of Preseli hills. The area is predominantly agricultural with mainly smallholdings and small farms. There are various small village settlements situated close by, such as Llangolman, Mynachlog-ddu and Rhosfach, whilst the larger village of Maenclochog is approximately 2.9 miles distant and provides primary schooling, a petrol station, café and other basic amenities. Narberth town offers a wider variety of shops and services to cater for most every day needs. The property is centrally located in the county with road links serving other large towns in the area such as Fishguard, Cardigan, Haverfordwest and Carmarthen.

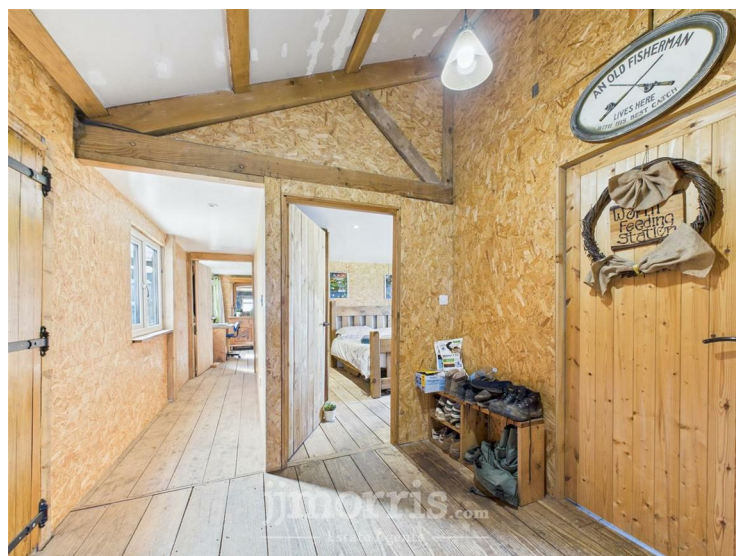
Lodge Accommodation



A bespoke timber built dwelling with excellent insulation, double glazing and is heated by 2 wood burning stoves.

A covered front porch terrace, which provides seating space over looking the front gardens and grounds, has a front door opening into:

Entrance Hall



Double glazed window to front, doors open to:

Kitchen/Diner



Fitted with a range of wall and base storage units, worktops, single drainer double sink, space for range cooker with Lpg gas connection, extractor hood over, double glazed windows to front and rear, external back door, door opens to:

Living Room



Woodburning stove, double glazed windows to front, rear and side, external double glazed French doors to front covered decking, lovely views over the land and countryside/Preseli hills beyond.

Bedroom 1



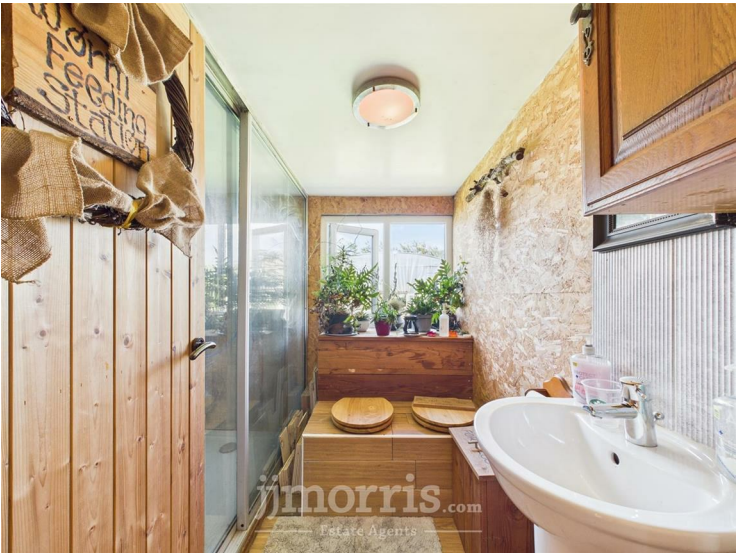
Double glazed windows to front, wood burning stove, fitted wardrobes.

Bedroom 2



Double glazed window to rear, fitted wardrobes.

Shower Room



With two compost toilets, shower cubical, pedestal wash hand basin, double glazed window to rear.

Externally





The property is accessed off a shared track, which leads onto a private entrance and parking area for the property. At this entrance way, the sellers have a self-service horticultural shop (12mx3.5m) and egg selling stand with honesty box. Off this parking area, access leads up to the lodge, outbuildings and the land. There are a total of 4 Polytunnels on site, Three x 30ftx14ft and One x 54ftx28ft. There are 2 x Barns: 1 of 16mx5.5m with a single slope metal and translucent box section roof and 1 of 12.2m x

4.2m with a pitched metal and translucent box section roof. Numerous 'outside' Raised Beds for Growing Vegetables. Secure Enclosures for Chickens, Ducks, Geese and Turkeys. A 'Natural Water Course' fed by a spring. This is used by the Ducks and Geese.

3 x Plastic lined Ponds, next to the Dwelling, which hold Koi and Goldfish as well as Water Plants.

One 19m x 14m x 1.5m deep 'Fishing Pond' with CEFAS certification as a commercial fishery, stocked in December 2022 with the following: 72 x 3"-5" Bream, 71 x 4"-6" Tench, 58 x 3"-5" Crucian Carp, 100 x 3"-5" Roach, 10 x 6"-8" Ide, 10 x 3" Common Carp, and 16 x 3" Mirror Carp. Also, in April 2024 with 100 x 2" Brown Goldfish. The Roach, are believed to have spawned in both the spring of 2023 & 2024 so there are 1,000's of 2" Fry present. All the original fish have grown considerably, as they are fed regularly. One 25m x 18m (with variable depths up to 1m) Wildlife Pond with a central Island containing a nesting area for wild fowl. This has been used for Two consecutive years by a pair of Canadian Geese raising 4 Goslings in 2023 and 5 Goslings in 2024, one of which is still there as it has deformed/broken flight feathers and therefore cannot fly. This year (2025) there are 2 x sets of pairs nesting, one on each pond area.

There are also several Ewe Sheep and a Ram with 15 lambs born in Spring of 2025. These can be moved around 4 different enclosed field paddocks, allowing the grass to regrow in the vacant fields. These Sheep are bred for the sellers own consumption and for selling Lamb/Mutton packs to regular customers

Please Note

As a working smallholding, the sellers are prepared to sell a number of useful machines, implements, tools etc to assist the new owners. These items will be sold independently from the auction, by separate negotiation through JJMorris.

Auction Details

The property is to be sold via online auction on Wednesday the 02nd July 2025 between 12pm and 3pm. Completion will be the 30th July 2025.

You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price

which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

How To Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

Utilities & Services.

The property is totally off-grid. It is not connected to a mains water supply (although the mains does run down the side of the property, so connection is possible and permissible). The water supply comes from Rainwater Harvesting.

The property is not connected to the nation grid for electricity. The electric is obtained via 14 Solar panels with Battery Storage and an inverter to convert DC to 230v AC, making everything run as a 'Normal' system.

Heating Source: Solid Fuel

Services -

Electric: Solar Battery

Water: Rainwater Harvest

Drainage: Compost Toilet

Local Authority: Pembrokeshire County Council

Council Tax Band: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///sprinkle.backfired.leaflet](#)

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - Limited & Data - None

Vodafone Voice - None & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Broadband Availability.

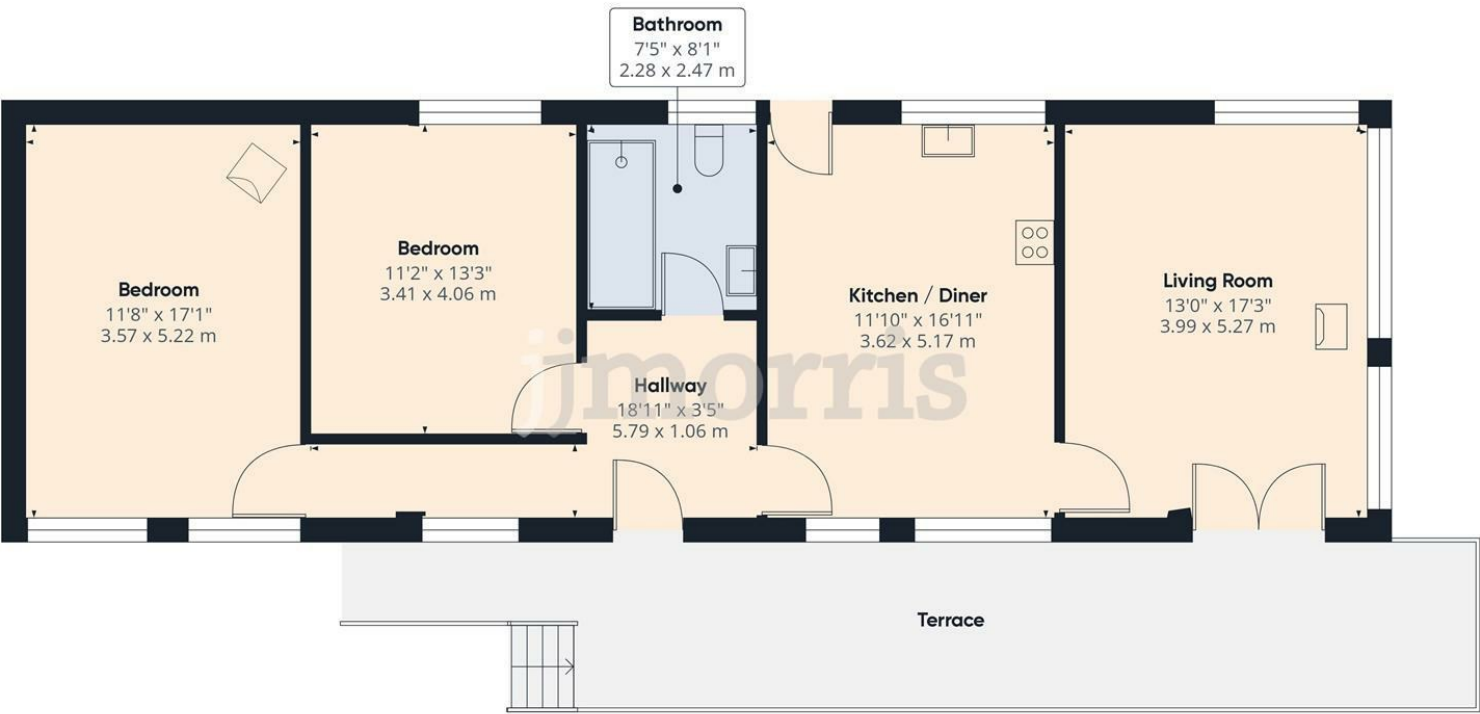
According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 0.5mbps upload and 4mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





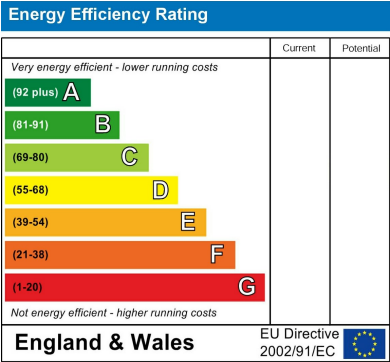
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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