



PANTTIRION FARM
ST. DOGMAELS, CARDIGAN, SA43 3LY



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Offers in the region of £2,750,000 - 250 acre Farm
Approximately an additional 80 acres available by separate negotiation



A prime coastal grassland holding in West Wales.

- A chance to acquire a prime agricultural holding in a highly desirable location that has not been on the market for almost half a century
- Approximately 250 acre farm (edged red) of productive grassland with a further c80 acres available by separate negotiation (edged blue)
- Productive grassland from fields well suited to commercial silage production and grazing. Improved soil fertility from enhanced composted manures
- Elegant five bedroom period farmhouse of approximately 3329 sq ft. Approaching 40,000 sq ft of modern and traditional farm buildings
- Practical infrastructure including three phase electricity, private and mains water supplies and good HGV access to the farm from the A487
- Although used in recent times as a sheep and beef farm, various items of fixed equipment are available for purchase including redundant parlour

Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. All measurements are approximate. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers should satisfy themselves as to the fitness of such equipment for their requirements. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers should make their own enquiries into such matters prior to purchase. The Agents are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. The Agents have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination. The purchaser is responsible for making their own enquiries in this regard. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. Photos taken September 2026.



Panttirion Farm

Panttirion Farm is a substantial coastal dairy holding set in an outstanding position above Cardigan Bay, approximately three miles South of Cardigan. Extending to approximately 250 acres (including Farmstead) of productive grassland, with a further approximate 80 acres available separately, the farm lies in a single easily managed block of free-draining loam and enjoys an elevated yet sheltered setting between Cardigan and Moylegrove. A private tarmac drive leads through the farmstead to the traditional stone farmhouse and extensive range of modern and traditional agricultural buildings, forming a well-organised and highly functional centre to the holding. The current owners have occupied Panttirion Farm for almost 50 years, initially with a dairy herd but more recently with beef cattle, sheep and some cropping.

The Land

The holding extends to approximately 250 acres of productive grassland (net of farmstead 243 acres) with a further approximate 80 acres available by separate negotiation. The land forms a substantial coastal block of pastureland rising between 400 and 600 feet above sea level. The land lies in a single, coherent ring-fenced block, with fields arranged in generous workable parcels that are easily accessed from the central farmstead and internal tracks.

The majority of the land is classified as Grade 3b, with smaller proportions of Grade 4 and Grade 3a and is underpinned by freely draining loamy soils that support strong grass growth and reliable forage production. The farm includes pockets of woodland, traditional boundaries and small areas of non-agricultural ground offering scope for environmental or habitat-based options under future agricultural support schemes. Several parcels benefit from natural water sources and established trough networks, and the land has historically supported a high-output dairy system. Although not certified, the land has been managed organically in recent years. Public footpaths cross parts of the holding, PP87/19 and PP87/20. There are also three small pockets of designated Ancient Woodland along the Eastern boundary of the primary land holding.



House

The farmhouse at Panttirion is a distinguished period home of considerable character, offering family accommodation that reflects the scale of the wider holding. Arranged over two floors and extending to approximately 3,329 sq ft, the house combines traditional stone construction and original features with practical features including oil-fired central heating, wood burning stoves and well-proportioned living spaces.

The ground floor centres around a generous hallway leading to two principal reception rooms, each with exposed beams and feature fireplaces together with a large kitchen/dayroom that opens directly to the garden. A utility room, separate WC and access to a substantial cellar provide further functionality. The first floor offers five bedrooms, including a study/bedroom on the half-landing, and two bathrooms, creating a flexible layout suited to family living or multi-generational use. Opposite the farmhouse lies an historic walled garden which contains both matured trees and replanted fruit trees, giving a reliable supply of cooking and dessert apples, pears and plums. Adjacent to the main house is the former farm office and flat arranged over two floors. The flat has been removed from the Council Tax following confirmation of structural issues. It remains in a dilapidated condition but historically provided a ground floor shower room, kitchen, living room and bedroom and on the first floor a large office area with separate w/c.



Services

The Farm benefits from 440 volts three-phase electricity supply. The farmhouse takes a standard 240 volt connection from this supply. Water is supplied via a borehole and a mains supply. Foul drainage is provided by a private septic tank and high-speed connectivity is available through Starlink satellite broadband to the farmhouse. The farmhouse benefits from oil fired central heating.

Location

Panttirion occupies a striking coastal position above Cardigan Bay, lying just west of St Dogmaels and within easy reach of Cardigan. Approached from Cardigan, follow the A487 over the river and turn immediately right towards St Dogmaels. Continue through the village and take the signed road to Moylegrove, climbing steadily out of the valley. After approximately two and a half miles, the entrance to Panttirion Farm appears on the right, marked by a tarmac drive and cattle grid.

Tenure and Possession

Offered for sale by private treaty as a whole or in two Lots. The main farm lot will be sold first.

Sporting, Timber and Mineral Rights

Insofar as they are owned, these are included in the sale.

Local Authority

Pembrokeshire County Council, Council Tax Band: G. Pembrokeshire Coast National Park

Rural Payments Wales

The land has been registered with Rural Payments Wales and the land parcels will be transferred to a new owner on completion. The vendor reserves full rights to the 2026 Basic Payment Scheme. 1.28 ha of native broadleaf woodland was created in March 2025 as a wildlife corridor along the brook in the cwm. This was under the Capital works 'Small Woodland Creation Scheme'. This area benefits from a small annual maintenance payment for a number of years to come.

Easements, Wayleaves 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. Public footpaths PP87/19 and PP87/20 cross parts of the holding. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Viewings

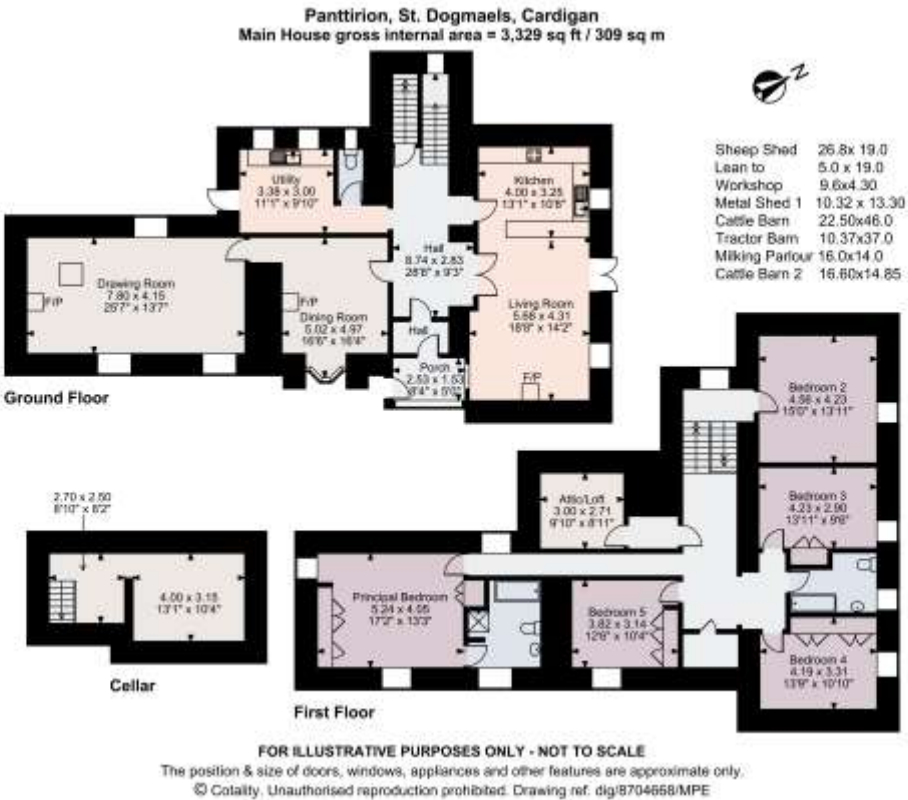
Viewing is strictly by prior appointment with the sole selling agent. Given the potential hazards of a farm we would ask you to be as vigilant as possible for your own safety when making your inspection, particularly around the farm outbuildings, machinery, livestock and old slurry pit. The property and farm equipment are protected by CCTV and thermal detection alarm systems installed and maintained by specialist security contractors.

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.

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.



Farm Buildings

Panttinion Farm benefits from an extensive range of modern and traditional dairy buildings forming a well-organised and highly functional farmstead. The principal structures include:

1. **Cattle Barn** 46.0m x 22.5m (approximately 11,200 sq ft) steel-and-concrete building with cubicles for 150 cows, two internal feed passages and a surrounding concrete apron
2. **8 Bay Tractor Shed/workshop** (former Grain Store) 37.0m x 10.37m (approximately 4,130 sq ft) with 4 calving pens and a bull pen alongside
3. **10:20 Gascoigne Milking Parlour** (not in use and in need of refurbishment) 16.0m x 14.0m (approximately 2,411 sq ft)
Bulk Tank Room with Japy Tech 10,000 litre milk tank
4. **Cattle Barn 2** 16.6m x 14.85m (approximately 2,700 sq ft) steel-framed building, open plan for stock or calving with an outside concrete yard with water trough.
5. **Traditional Stone Ranges** Multiple stone buildings providing calf housing, loose boxes, kennels, bull pens, pig sties, workshop space and general storage.
6. **Dutch Barns**
 - o **Six-bay corrugated iron sheep shed** 26.8m x 19m with lean-to 5.0m x 19.0m (approximately 6,505 sq ft).
 - o **Metal Three-Bay Fodder Shed** 10.32m x 13.30m (approximately 1478 sq ft).
7. **Youngstock & Calf Buildings** Brick and stone buildings arranged around a square courtyard, providing sheltered accommodation for youngstock and calf rearing.

Silage & Slurry Infrastructure

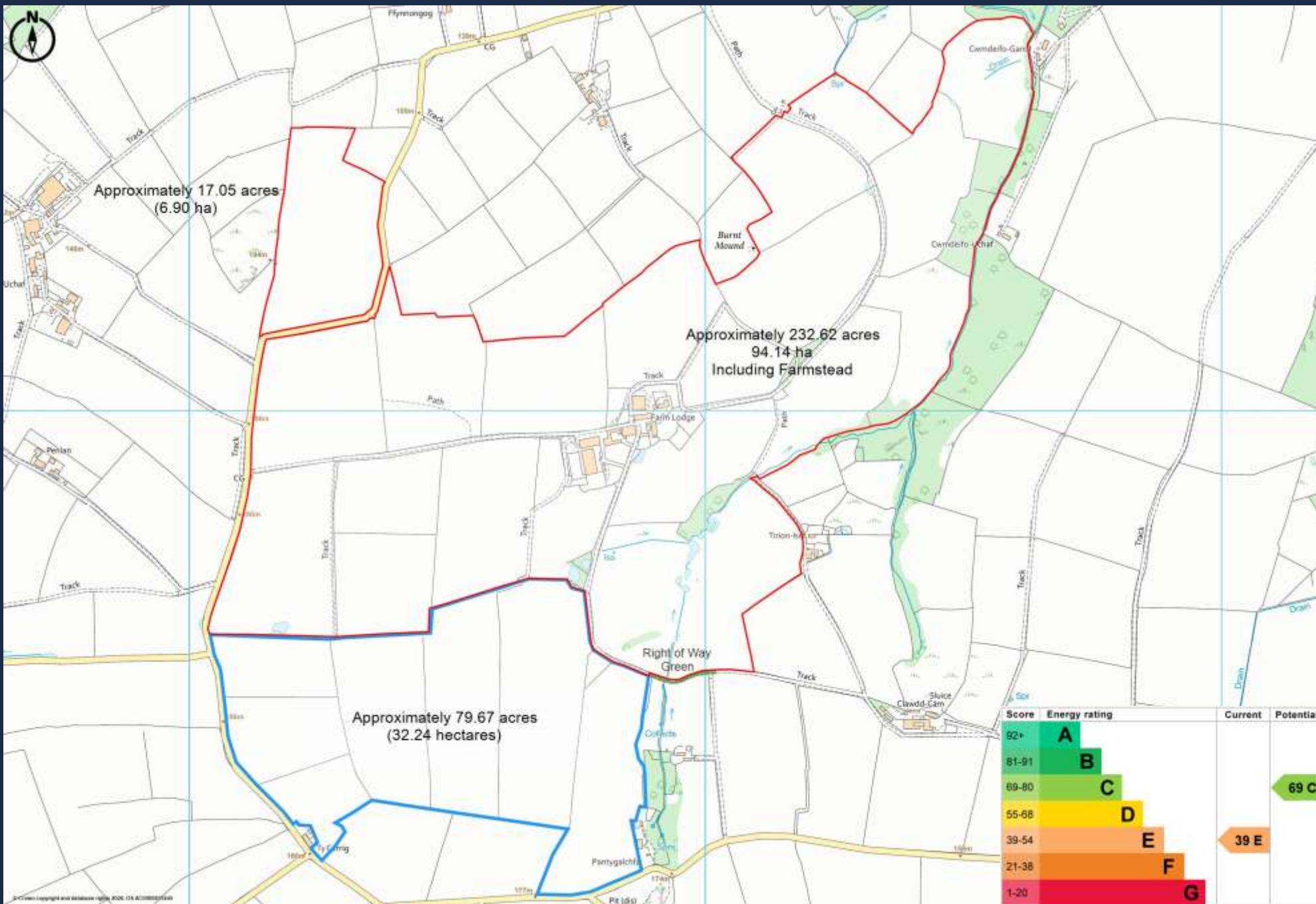
- **Silage Pit** Heavy-duty pit constructed of railway sleepers and RSJs with a concrete base, suitable for the storage of bales only.
- **Slurry Compound** of earth banks and stone floor, of circa 1976 construction.



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