



Land and Buildings at Church Farm, Burton, Milford Haven
£2,000,000

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Land and Buildings at Church Farm, Burton

Milford Haven

- 176 acres or thereabouts of Land and Buildings for Sale as a whole or in lots.
- Highly productive farmland, together with a useful range of versatile agricultural buildings.

Council Tax band: TBD

Tenure: Freehold

DISCLAIMER

Please note: Aerial photographs show some buildings not included in the sale



**SITUATION:**

The land and buildings at Church Farm are situated within the popular village of Burton, which lies alongside the tidal waters of the River Cleddau, some 7 miles or so southeast of the county town of Haverfordwest, which, as the principal administrative centre of the coastal county of Pembrokeshire, offers an extensive array of services and facilities. Agriculturally, this is an area of renowned early farmland, supporting dairy and livestock farming, alongside arable use.

DESCRIPTION:

Historically, Church Farm comprised a mixed dairy and arable farm, especially early potatoes, in its own right, with the land and the majority of the buildings now being offered for sale as whole, or in smaller lots, to suite purchaser's requirements.

THE FARM BUILDINGS

The farm buildings were specifically developed for dairy farming purposes and occupy a central position on the block of land, being approached off Church Road and comprising modern agricultural buildings well suited to a range of farming practices.

LIVESTOCK BUILDING

210'x90' steel portal-framed livestock building with infill rendered block walls, with Yorkshire board clad elevations over, all under a vented, corrugated cement fibre roof, and including a central feed aisle with roller shutter doors either side of a yoked feed barrier.

SILAGE CLAMPS

3 Silage Clamps, all with concrete floors and dividing walls, with two being approximately 45'x90' and one being approximately 25'x90'.

COVERED CLAMP

Covered Clamp 60'x35' of a steel portal-framed construction, with block infill walls and a concrete floor

GENERAL PURPOSE SHED

70'x55' steel portal frame building with infill shuttered walls, under a cement fibre roof.

Slurry storage with shuttered walls

THE LAND:

The land is a parcel of highly productive level land that is ideally suited for grazing, cropping or, indeed, arable purposes, having a good depth of soil, and being divided into easily worked enclosures that are all within easy reach of the farm buildings. Several of the fields have access off minor roadways and the land is reasonably well fenced and gated. In recent years the land has been used for pasture and arable crops, to include potatoes, on a suitable rotation, with land in the area being renowned for its versatility, being early, free-draining, highly productive farmland. This parcel of land has been well managed over the years and benefits from an underground irrigation system from two reservoirs ensuring that the land is suitable for most arable use.

PLAN

A plan of the land is attached for identification Purposes Only

SERVICES:

Mains water has been historically connected to the land and buildings, but possibly, a new connection may be required together with the bore hole to be a separate property. There is a three-phase electricity connection to the pumps serving the reservoirs.

TENURE:

Freehold with vacant possession upon completion. The land will be sold with the benefit of various rights of way, with the boundaries shown on the plan attached for identification purposes only, to be clarified with the purchasers. There has been a Basic Payment attached to the entire parcel of land, which has been transitioned to SFS for 2026. Please note that the boundary within the buildings will need to be agreed on site The property is sold subject to any rights of way that exist.

GENERAL REMARKS

This is an opportunity to purchase a block of versatile, productive, early farmland that is located in one of the more renowned agricultural areas of the county of Pembrokeshire. The sale includes extensive portal framed outbuildings, which lend themselves to a variety of agricultural uses, subject to the necessary planning consents being obtained. The land is offered for sale as a whole or in lots to suit purchaser requirements, and viewing is highly recommended.





LAND AND BUILDINGS AT CHURCH FARM- FOR IDENTIFICATION PURPOSES ONLY.



LAND AND BUILDINGS AT CHURCH FARM BURTON

SUGGESTED BOUNDARY AROUND FARM BUILDINGS- TO BE CONFIRMED-

EDGED RED



EXCLUDED BUILDINGS

POSITION OF BOUNDARY TO BE AGREED

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