



BRYNFA FARM

Hermon, Nr Crymych, Pembrokeshire, SA36 0DZ



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Substantial North Pembrokeshire Farm

- Substantial farm in West Wales
- About 268 acres (stms)
- Farmhouse: 3 receptions. 3 bedrooms
- Numerous outbuildings
- Dairy set-up with 20:40 milking parlour
- Livestock housing with approx. 250 cubicles
- Underground slurry tank system
- Underground slurry hydrant system
- Calf shed. Silage clamps.
- Workshop. Office. 2 bed staff chalet.
- Currently farmed as a beef and sheep farm.

Situation

Brynfa farm is peacefully set on the edge of the village of Hermon that is situated about 2 miles south-east from the town Crymych with shops and secondary school. The A478 at Crymych provides quick access to neighbouring towns and further afield with Cardigan about 10 miles to the north and southwards to the A40 that leads west to Haverfordwest (about 23 miles), and east to Carmarthen and the A48 M4 link road (about 22 miles). The rest of South Wales is then within easy reach with Swansea (about 49 miles), Cardiff (about 89 miles) the Severn bridge and beyond.

Description

Brynfa farm is a large farm situated in Pembrokeshire, West Wales. The farm extends to about 268 acres in all (stms - subject to measured survey). The farmland is divided into 4 parcels as identified on the land sale plan. The farm benefits from a well-designed dairy set-up with milking parlour, extensive range of interconnected modern open span-outbuildings for livestock housing, feed and machinery storage. An attractive and traditional 3 bedroom house stands at the entrance to the farm while a 2 bedroom staff chalet provides useful further accommodation for any farm workers. The farm stopped milking in recent years and has since been run as a beef and sheep farm.



Farmhouse Accommodation

Ground Floor

The front entrance leads into the main sitting room with a gas effect fireplace providing a warm focal point. French doors open off into the dining room at the rear of the house. The dining room lies open plan to the traditional farmhouse kitchen breakfast room with fitted units, integrated appliances and Rayburn Royal oil fired cooking range providing hot water and central heating. A door leads off the dining room to an inner hall. Doors open from the inner hall to a cloakroom with shower and a large study/office that could be used as a further bedroom if required. At the opposite end of the inner hall is a useful rear lobby area with door to the rear courtyard.

First Floor

Stairs rise up from the corner of the sitting room to the first floor accommodation that includes three generous bedrooms. Two bedrooms overlook the front of the house while the main bedroom is at the rear. These bedrooms share the use of a family bathroom with a corner bath.

Externally

The farmhouse benefits from a small lawned and fenced garden area to the side together with the old traditional farm courtyard to the rear of the house that has its own access to the council road. Around the old courtyard are the older farm buildings including the old parlour, dairy and mill shed. Beyond the house garden is a 2 bedroom staff chalet that provides useful accommodation space for any farm workers.

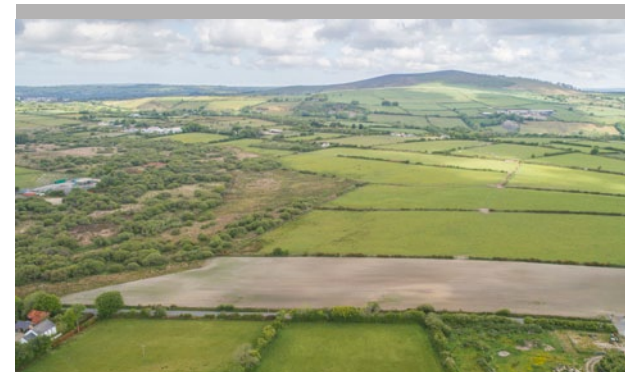
The Farm Buildings

The dairy farm set-up is situated to the south of the old farmyard and benefits from having two separate entrances from the council road, either side of the farmhouse. The farmyard is dominated by 3 substantial interconnected steel frame open-span outbuildings that contain the 20:40 milking parlour, (with room for extending if required) tank room, office with WC, extensive livestock housing with approximately 250 cubicles (again with room for adding further cubicles if required).

The majority of the livestock housing area is served by a dedicated underground slurry tank system (capacity about 200,000 gallons) that is linked to a reception pit (about 35,000 gallons) and a slurry lagoon (about 210,000 gallons) which in turn is linked to an underground hydrant system. This underground hydrant system takes slurry to hydrants for umbilical slurry spreading at the farm. The system pumps slurry to a hydrant to the south of the farmstead and also underneath the council roads to hydrants on the land to the north of the farmstead.

Lean-to feed bunkers/stores and machinery store buildings are located on either side of the 3 main interconnected open span outbuildings. Further modern outbuildings include workshops, calf sheds and calving pens. To the south of the modern outbuildings are 2 large silage clamps, approximately 100ft long x 80ft wide (again with room to extend if required).





The Land

The farm in total extends to about 268 acres in all (stms). The majority of the land is down to pasture and is level to gently sloping in nature and accessible by machinery for silage cropping. The farmland is divided into 4 parcels as identified on the land sale plan hatched in green

- Farmstead and land to the south
- 2 x parcels of land immediately to the north of the farmstead across the council road. These two parcels are bisected by council road:
- Parcel of land situated furthest west of the farmstead with road frontage onto the A478 on its western boundary.

Services

Mains electricity. 3 phase electricity available. Mains water and private bore hole supply. Private drainage.

Directions

From the centre of the village of Hermon follow the council road west towards Pentre Galar. As you head out of the village the farmhouse and farm will be seen on your left hand side opposite a T - junction.

General Remarks and Stipulations

Basic Payment Scheme (BPS)

The land is registered for the Basic Payment Scheme and the Entitlements are included in the sale. The Vendor will make reasonable endeavours to transfer the relevant Entitlements to the Purchaser(s) after completion of the sale. The 2020 Basic Payment will be retained by the Vendor. Further details are available from the selling agents.

Agri-Environment Schemes

The Farm is not entered into any Schemes.

Sporting, mineral and timber rights

In so far as they are owned by the Vendors, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the Vendors.

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.

Machinery, Fixtures & Fittings

Fixed items relating to the dairy including parlour and bulk tank are included in the sale. Unless specifically described in these particulars, all other machinery, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.

Wayleaves, Easements 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. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

Plans, Areas and Schedules

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing

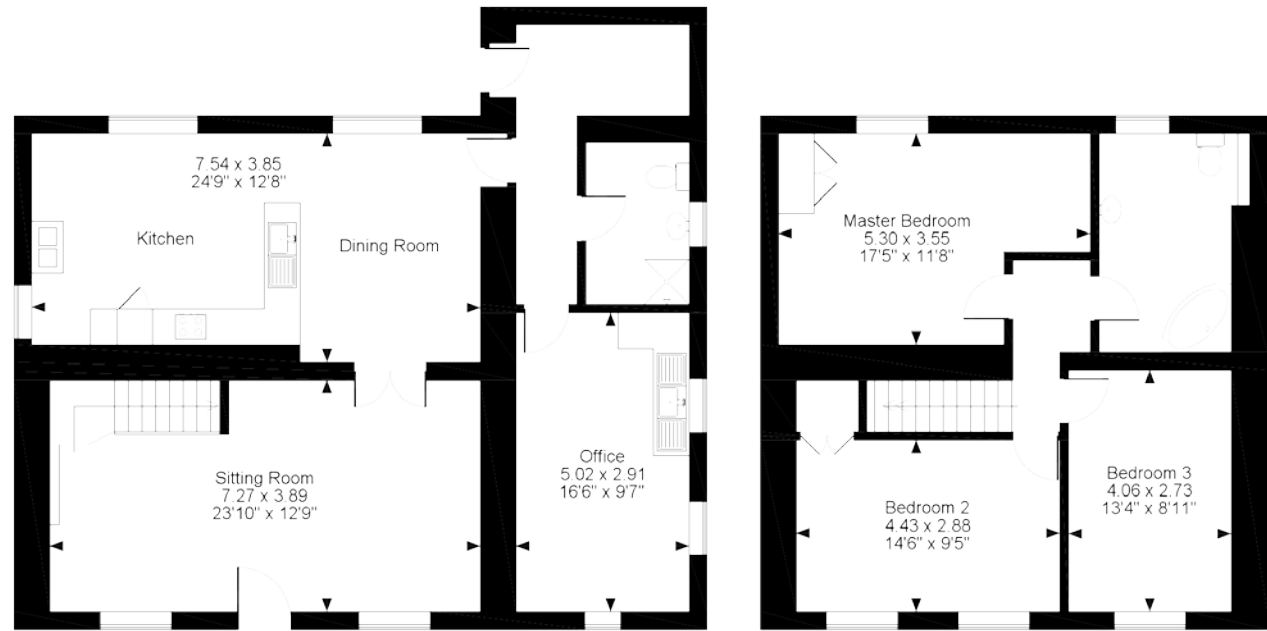
Strictly by appointment with Savills.

Health & Safety

Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the property, particularly around any livestock, farm machinery and buildings.

BRYNFA, GLOGUE

Total Main House Gross Internal Area = 1,651 sq ft / 153 sq m

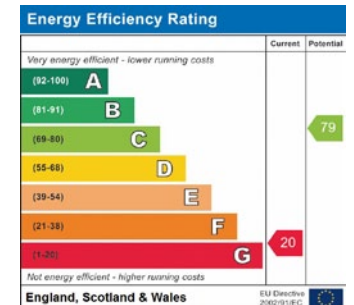


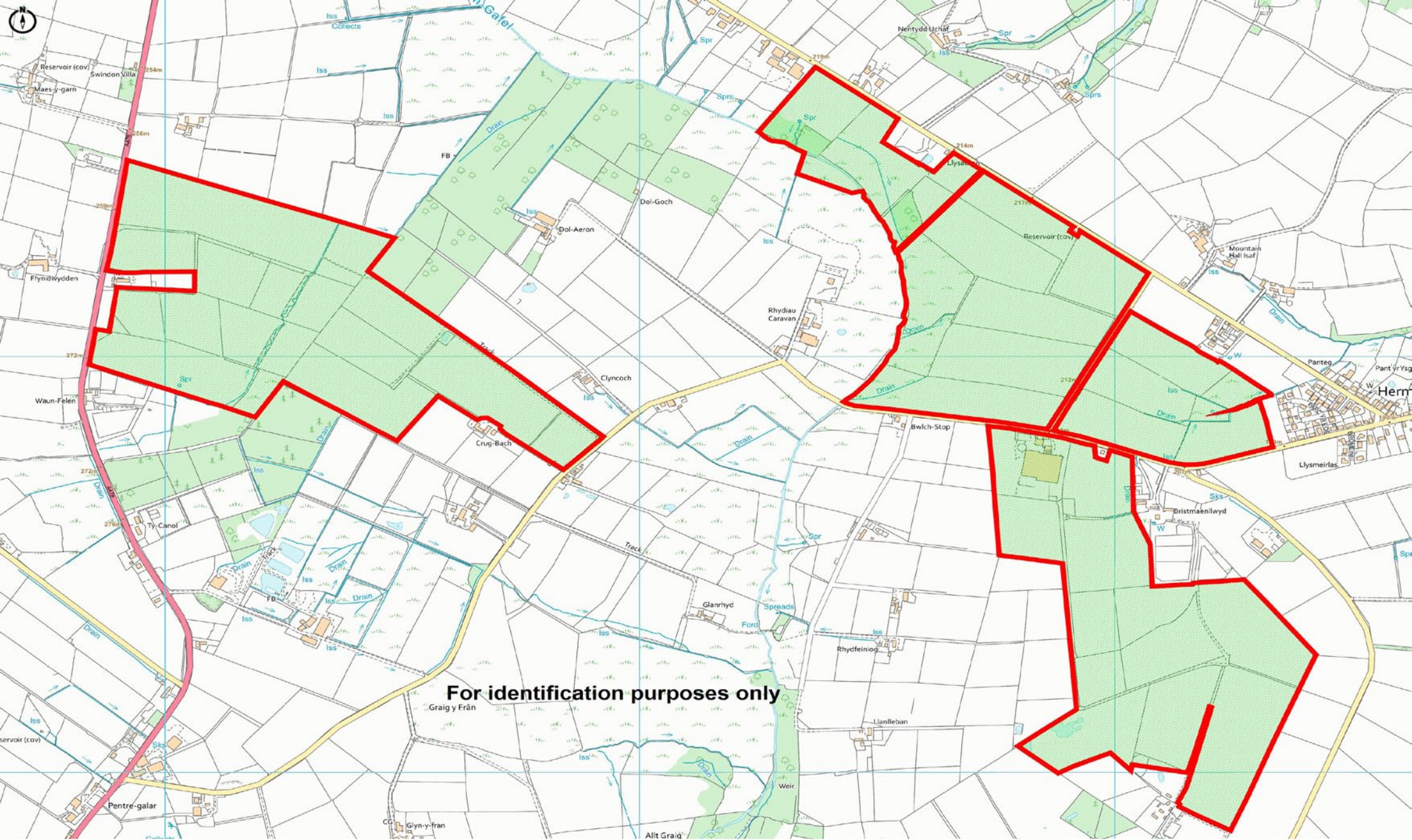
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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For identification purposes only



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