



GAER FARM

Llandyfrydog, Llanerchymedd, Anglesey LL71 8AP

Attractive ring-fenced farm on Anglesey extending to about 176 acres



INTRODUCTION

Set in about 176 acres, Gaer Farm is an attractive residential and commercial farm. Previously operating as a successful dairy farm with some infrastructure still in-situ, there is opportunity to reinstate and further develop this business or utilise the buildings and land for alternative uses. There is also ample leisure potential and an opportunity to convert the traditional barns for residential use (subject to planning). The land could also offer an opportunity for developing its environmental potential through re-wilding, or tree planting.

SITUATION

Gaer Farm is situated in the north east of Anglesey, approximately 9 miles north of Llangefni, the heart of the Island. Llangefni offers a host of local amenities including supermarkets, independent shops, cafes, restaurants, primary and secondary schools along with a lively open-air market on both Thursdays and Saturdays.

The coastal village of Benllech is under 7 miles away and provides a superb location for swimming, fishing and a range of watersports as well as providing access to the 125 miles of Anglesey Coastal Path which passes through a number of stunning sandy beaches including Lligwy (about 5 miles away).

The Menai Bridge is just 14 miles away providing access to mainland Wales and further afield, with Chester approximately 79.8 miles to the east along the A55, The North Wales Expressway.

- Lligwy Beach 4.4 miles
- Benllech 6.9 miles
- Llangefni 9.1 miles
- Menai Bridge 15.2 miles



GAER FARMHOUSE

An attractive traditional farmhouse situated to the south of the farmyard, Gaer farmhouse is accessed via a private tree lined concrete driveway with land owned on both sides.

The versatile and well-proportioned accommodation provides ample family accommodation comprising a spacious porch and utility room, shower room with WC. and hand basin, kitchen with a range of fitted cupboards and an oil Rayburn, dining room with a wood burning stove, sitting room and home office.

On the first floor there is a principle bedroom with fitted wardrobes and three further bedrooms, a family bathroom with tiled walls and suite comprising a shower bath, W.C. and wash basin and the landing with access to two large lofts.

All rooms benefit from large double-glazed windows enjoying views over the surrounding garden and the countryside beyond.

The property also benefits from an attached store room and garage with additional parking on the driveway.



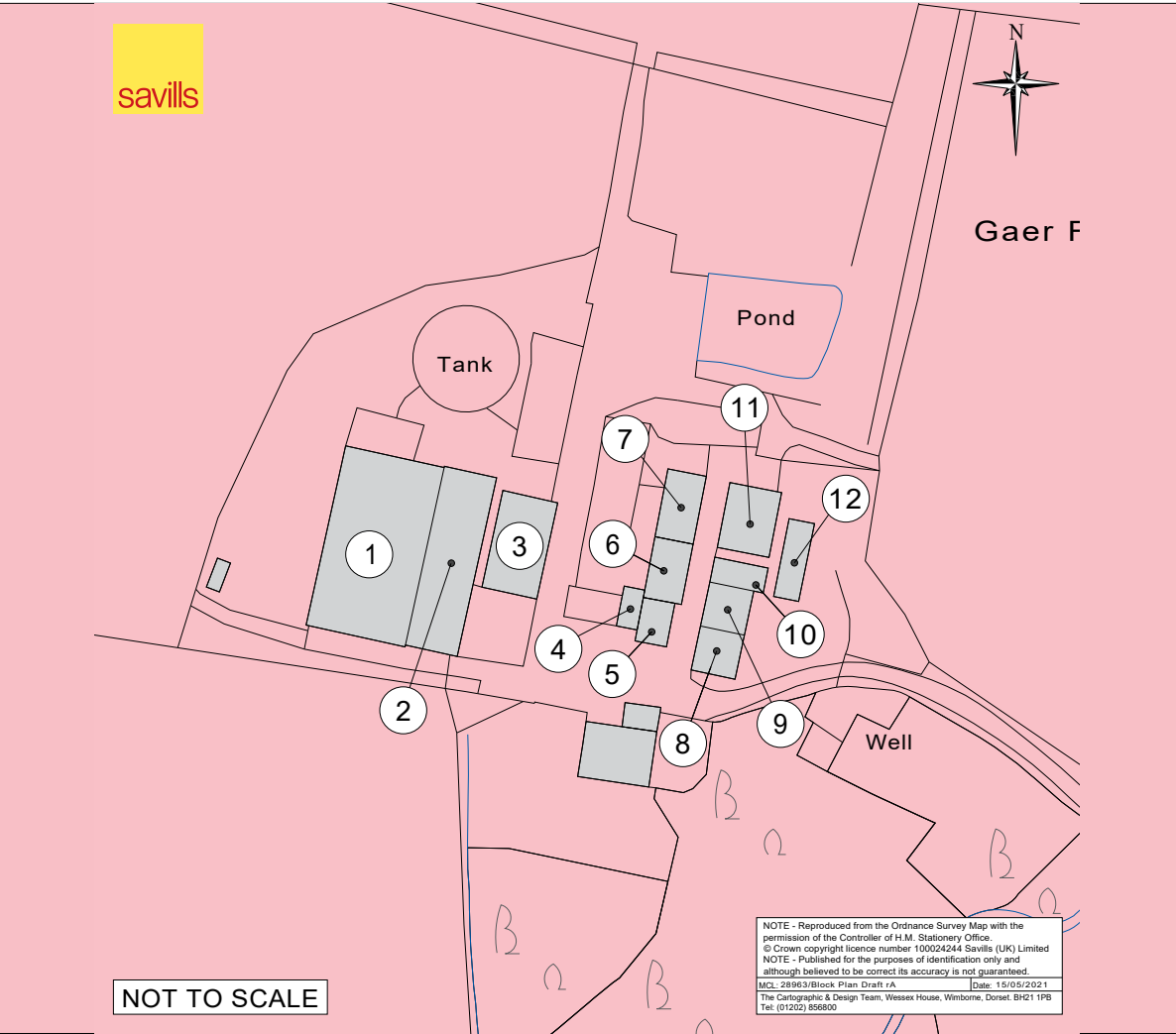
GARDENS

The garden has been lovingly tended by the vendor and is a mix of lawn and shrub borders and is an idyllic retreat. The garden also provides privacy from the farm buildings being sheltered by mature trees and bushes. The property also benefits from a stone terrace at the front together with a further terrace to the side.



FARM BUILDINGS

The farm benefits from a range of traditional stone barns that have potential for conversion into further accommodation (subject to planning). Beyond these barns are a range of more modern farm outbuildings which include a livestock shed with approximately 80 cubicles along with an adjacent loose housing building. Supporting this is a slurry storage tank system, two clamps and an extensive range of other buildings, to include original cow kennels and young stock buildings located adjacent to the stone barns.



Building no.	Name	Description	Size (metres)
1.	Cubicle shed	6-Bay steel portal framed building with 80 cubicles in situ, concrete block walls and concrete floor. Previous dairy element and 8x8 parlour remains.	36.6 X 19.6
2.	Loose housing shed	Steel portal framed lean-to used for loose housing with concrete floor.	36.7 X 9.5
3.	Cow kennels	Wooden framed building with concrete floor internally and corrugated tinned roof, used for cow housing.	20 X 11.7
4.	Calving boxes	Enclosed breezeblock walled shed with tinned roof.	7.17 X 3
5.	Traditional barns	Being a combination of stone and concrete block walls with concrete floor used as general storage.	8.16 X 5
6.	Traditional barns		11.5 X 6.16
7.	Traditional barns		14.3 X 6.6
8.	Open fronted shed	2-Bay steel portal framed open fronted shed with infill block wall. Used for straw bales or machinery housing.	11.8 X 8.95
9.	General store	1 Bay concrete framed lean-to with box profile sides.	8.9 X 5.1
10.	Cow shed	Brick walled shed with open front and enclosed rear. Used for loose housing.	9.97 X 5.4
11.	Feed shed	Being a steel portal framed building with infill block walls and open side with a feeding barrier. Single angled roof.	11.7 X 9.95
12.	The pigsty	Breezeblock structure with hard-core floor and 10 pig units.	18.3 X 4.9

FARMLAND

The farmland extends to approximately 176.47 acres with the majority of land being productive pastureland in manageable enclosures.

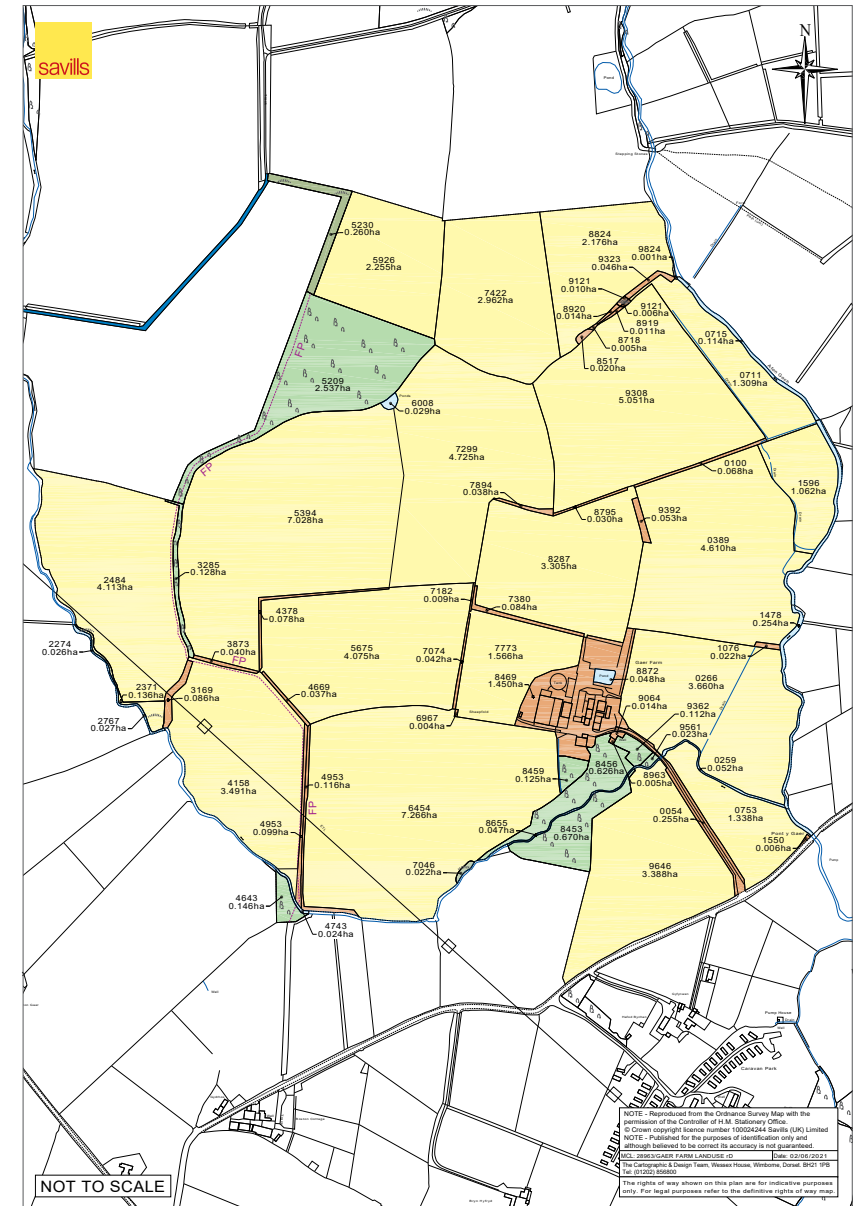
Currently two crops of silage are taken a year and it also provides over-wintering tack to sheep.

The main access is provided via the farmyard, but the land also benefits from a right of way from the North West to an adopted road. This right of way is coloured blue on the Sale Plan.

There is also an area of 2.41 acres of woodland to the south of the farmhouse and a separate area of 2.27 acres of amenity environmental land situated to the North West.

The soil type is Class 17, being slowly permeable seasonally wet acid loamy & clayey soils and under the MAFF Agricultural Classification scheme the land is classified as Grade 3a.

The diversification potential of this land make it of particular interest to farmers, equestrian, amenity and environmental investors.



METHOD OF SALE

Private Treaty

TENURE

The property is sold freehold with vacant possession upon completion

OVERAGE

An overage restriction for a term of 30 years at 30% uplift in value from agricultural use for any consent/development of renewable energy schemes on land identified by the hatches on the 'Overage plan' available from the selling agents.

SERVICES

Electricity: Single Phase electricity

Water: Mains water

Drainage: Private drainage by way of a sewage treatment plant.

Heating: Oil fired central heating

DIRECTIONS (LL71 8AP)

From the A55, take the A5 exit towards Llangefni. Take the 4th and then 2nd exit at the next two roundabouts to join the A5114. In Llangefni, turn left onto High St and then right onto Field St. At the roundabout continue straight along the B5110 and then turn left onto B5111. Continue for approximately 6.5 miles and take the second exit at the roundabout in Llanerch-y-medd. After 1 mile turn right and the driveway to the farm is the third turning on the left.

BOUNDARIES

The Vendor and the Vendor's Agent will do their best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The purchaser will have to satisfy themselves as to the ownership of any boundaries.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights, where owned are included in the sale

LOCAL AUTHORITY

Anglesey County Council

01248 750057

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way whether public or private both declared and undeclared

BASIC PAYMENT SCHEME

About 35.2 Hectares of Entitlements are registered and the Vendor will use reasonable endeavours to transfer these to the Purchaser on completion. The 2021 payment will remain with the Vendor and the Purchaser will indemnify the Vendor against any non-compliance, after completion of the sale, that might affect that payment.

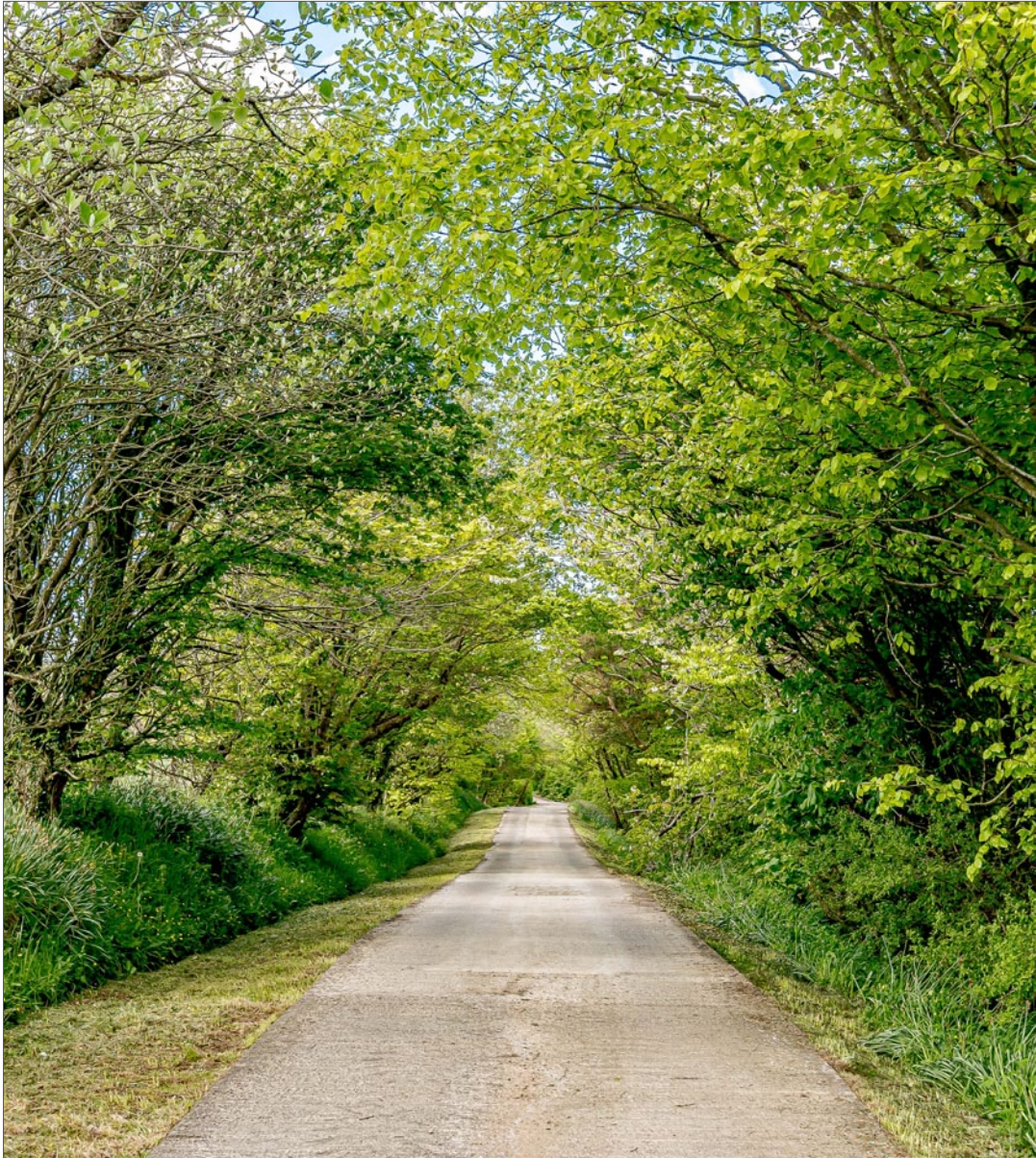
SEARCHES

The Vendor's solicitors have already undertaken the necessary searches on behalf of the successful Purchaser and the cost of these are to be reimbursed by the Purchaser.

HEALTH & SAFETY

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.





VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff, in order that you do not make a wasted journey.

CONTACT

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