



Penback Farm , Whitland, SA34 0LN

**Offers In The Region Of £1,500,000**

A 180 acre former dairy farm including a deceptively spacious 4 bedroom farmhouse together with a useful range of buildings and a productive block of pasture. In need of some upgrading in order to realise its full potential but suitable for livestock or dairy farming.

## SITUATION:

Penback occupies a rural setting in the west Carmarthenshire countryside some 4 miles or so north of the small town of Whitland and within a mile or so of the village of Llanboidy, which benefits from local services that include a primary school. Whitland lies just off the A40 and is a large village which has a reasonable range of services that include a convenience store, Doctors surgery, train station, comprehensive school and a variety of local businesses that include a cattle market etc. The A40 is one of the main trunk roads into south west Wales and provides an excellent road link to the coastal county of Pembrokeshire to the west. To the east and reached by the A40, which is dual carriageway in part, is the larger town of Carmarthen which is the principal administrative centre for the county and benefits from an extensive range of services with a further dual carriageway link from Carmarthen to the M4.

## DIRECTIONS:

From the roundabout on the A40 east of Whitland, take the road signposted for Llanboidy. Proceed on this road for approximately 3 miles and the entrance to the farm will be seen on the right shortly after the JabaJak restaurant.

## DESCRIPTION:

Penback briefly comprises a 72.91 hectare (180.09 acre) former dairy farm that includes a farmhouse and range of buildings. The farmstead is approached from a local authority highway by virtue of a stoned access lane and is located in the eastern extremity of the holding with the farmstead comprising the residence and buildings. The farm is described in more detail as follows:

## THE FARMHOUSE:

The farmhouse comprises a detached dwelling that is approached over the lane that also serves the farm buildings and is of traditional construction being Spar rendered solid stone or cavity block walls under a pitched slate roof. The property offers the following accommodation:

## GROUND FLOOR:

### ENTRANCE HALL:

An aluminium double glazed entrance door opens into the hallway which has a tiled floor and stairs rising to the first floor together with a radiator.

### SITTING ROOM: 13'8" x 13'11" (4.17m x 4.24m)

with radiator, focal point of a of a stone fireplace.

### KITCHEN/DINING ROOM: 8'11" x 29' (2.72m x 8.84m)

with two windows to the rear together with a doorway leading to a Rear Porch. This room is divided into two distinct areas with the kitchen area having a range of fitted base units that incorporate a stainless steel double bowl sink unit together with work surfaces over etc. with further storage in matching wall mounted units. There is an oil fired boiler and a radiator within the dining area.

## REAR PORCH:

This is used for storage and has a further door to the rear.

## UTILITY ROOM:

Situated off the kitchen and having a stainless steel sink unit, plumbing for an automatic washing machine.

## LIVING ROOM: 14'1" x 14'2" (4.29m x 4.32m)

with double aspect windows, radiator and a fireplace within a timber surround.

## FIRST FLOOR:

### LANDING:

with loft access and Airing Cupboard.

### BEDROOM 1: 14' x 15' (4.27m x 4.57m)

with double aspect windows and radiator.

### BEDROOM 2: 13'8" x 14' (4.17m x 4.27m)

with radiator

### BEDROOM 3: 11'3" x 9'10" (3.43m x 3.00m)

with radiator and built in wardrobe.

## BATHROOM:

with radiator and suite comprising bath, w.c. and wash basin.

### BEDROOM 4: 9'10" x 13' (3.00m x 3.96m)

with radiator

## EXTERNALLY:

The residence has the benefit of lawned gardens to the front and side.

## THE FARM BUILDINGS:



The farm buildings are typical of a progressive farmstead development and include ranges of traditionally constructed buildings close to the residence that may well have potential for conversion, subject to the necessary planning consents being obtained. There are further buildings around the former milking parlour which is now used for livestock housing with the later more modern buildings are predominantly around concrete yards that slope towards the slurry pit for ease of livestock and slurry management .

The buildings include:

Stone Range under a combination of slate, corrugated iron and corrugated asbestos clad roof coverings together with a Lean-to in timber and now used generally for storage with part being in quite a dilapidated condition. Second Stone Range principally surfaced under a corrugated iron and corrugated asbestos roof being at

various levels and being two storey in part with former Pig Sty adjoining and with a lean-to Garage which again is useful for domestic storage.

The principal dairy buildings are situated around a concrete yard and include the Dairy with a herringbone parlour 20/20 being within a steel framed building with infill block walls with a Dairy and Engine Room off and measuring 82' x 15' overall (24.99m x 4.57m overall)). This leads onto the principal area of Livestock Housing which comprises a range of steel framed buildings with infill block and Yorkshire board clad walls together with pre-cast concrete infill and box profile clad elevations. The principal building is 60' x 40' (18.29m x 12.19m) and was a silage shed but there are now various Lean-tos 60' x 22' (18.29m x 6.71m); 60' x 45' (18.29m x 13.72m) and 60' x 22' (18.29m x 6.71m) that provide loose housing and cubicles. There are Calving Pens and a Race within the area that adjoins the parlour and we would estimate that here are cubicles for over 100 head. There is a further 60' x 22' (18.29m x 6.71m) Lean-to and being an open sided hay shed. These areas front onto a Feeding Yard with access onto the slurry pit.

Silage Clamp with the main one measuring 19' x 45' (5.79m x 13.72m) having shuttered concrete walls. There is an earth bank Clamp adjoining.

There are further Buildings situated around the former parlour which is now used as livestock housing. Again these are principally constructed of a steel frame with block walls and a cladding of a variety of materials but include a Calf Rearing Shed 60' x 22' (18.29m x 6.71m); Cubicle Shed and a 45' x 60' (13.72m x 18.29m) former Silage Shed that is now used for livestock housing. There is a further Cubicle Shed of 22' x 60' (6.71m x 18.29m) with a Workshop adjoining 60' x 28' (18.29m x 8.53m) of block walls with corrugated asbestos cladding and the Old Dairy is situated to the rear of former parlour and comprises a small building of block walls under a corrugated asbestos roof although this does now require some improvement.

Close to the stone range outlined above is a 64' x 18' (19.51m x 5.49m) 4 bay Hay Shed with 3 bay Lean-to constructed of steel frame construction with corrugated iron cladding that is used for storage although does require some further improvement.

There are further Buildings on the drive that are of corrugated iron construction that now require further improvements.

### THE LAND:



A plan of the land is attached for identification purposes only. The farm extends to 72.91ha or thereabouts (180 acres or thereabouts) in total of which some 20-25 acres or so maybe considered as woodland, farmstead etc with the

remainder being good quality pasture land. The land is level or gently sloping in the main, although there are some areas of grazing banks particularly close to the farm buildings. The land is divided into useful sized enclosures and was historically watered either by a private or mains water supply and has not been farmed to its full capacity over the last few years. Therefore some pasture and hedgerow and fence renovation would be of benefit. A schedule of areas is attached for ease of reference.

### SERVICES:

We understand the property has the benefit of mains water and electricity. There is also private water, private drainage and oil fired central heating to the residence.

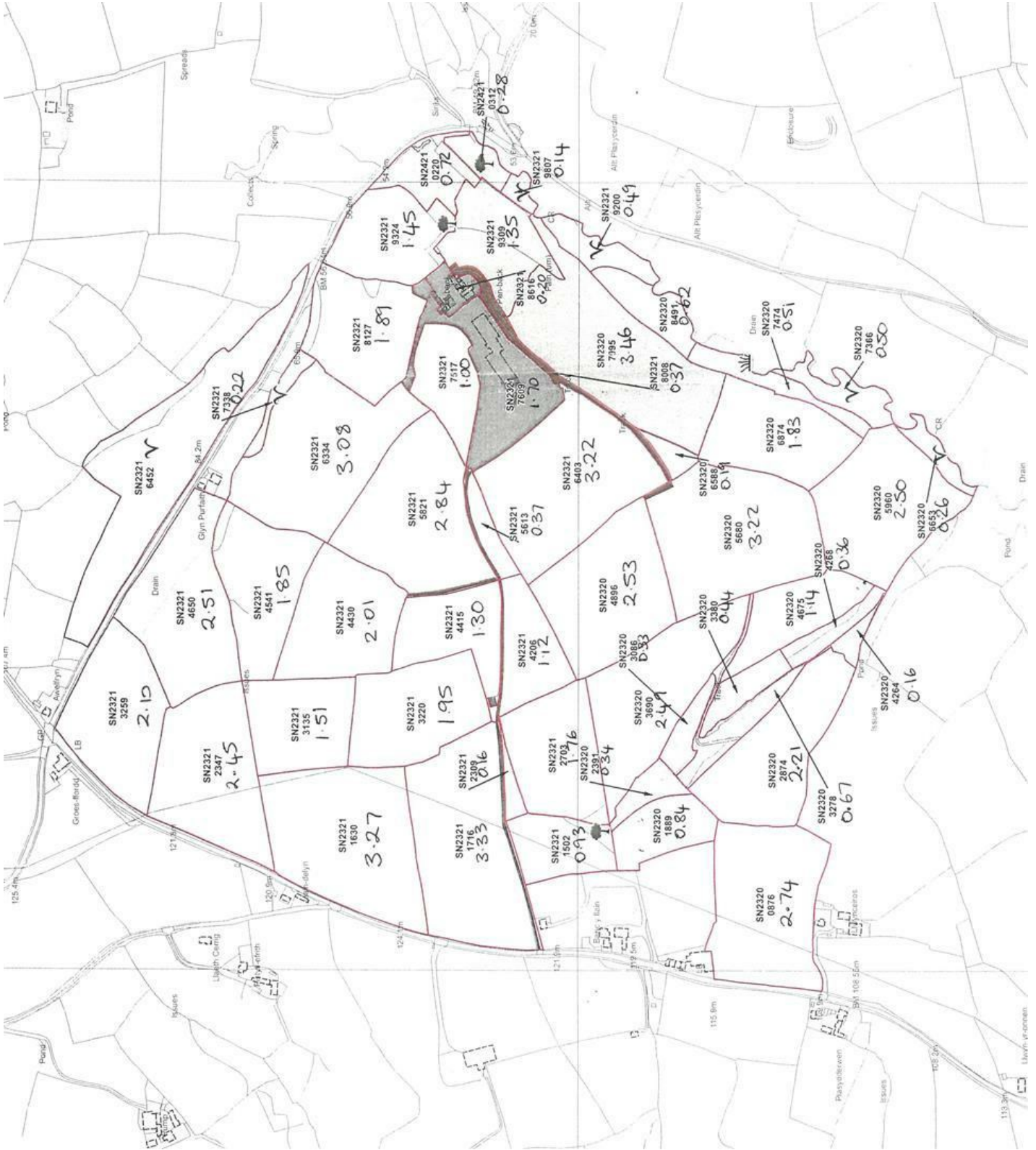
TENURE: The farm is Freehold of tenure and vacant possession would be available upon completion. We understand that the farm has historically been registered for Basic Payment purposes but interested parties would need to make their own enquiries on this point. We understand that there are various public footpaths crossing the holding.

LOCAL AUTHORITY: Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP. Tel: 01267 234567

### GENERAL REMARKS:

This is an opportunity to acquire an improvable livestock farm.

# LAND PLAN FOR IDENTIFICATION PURPOSES ONLY



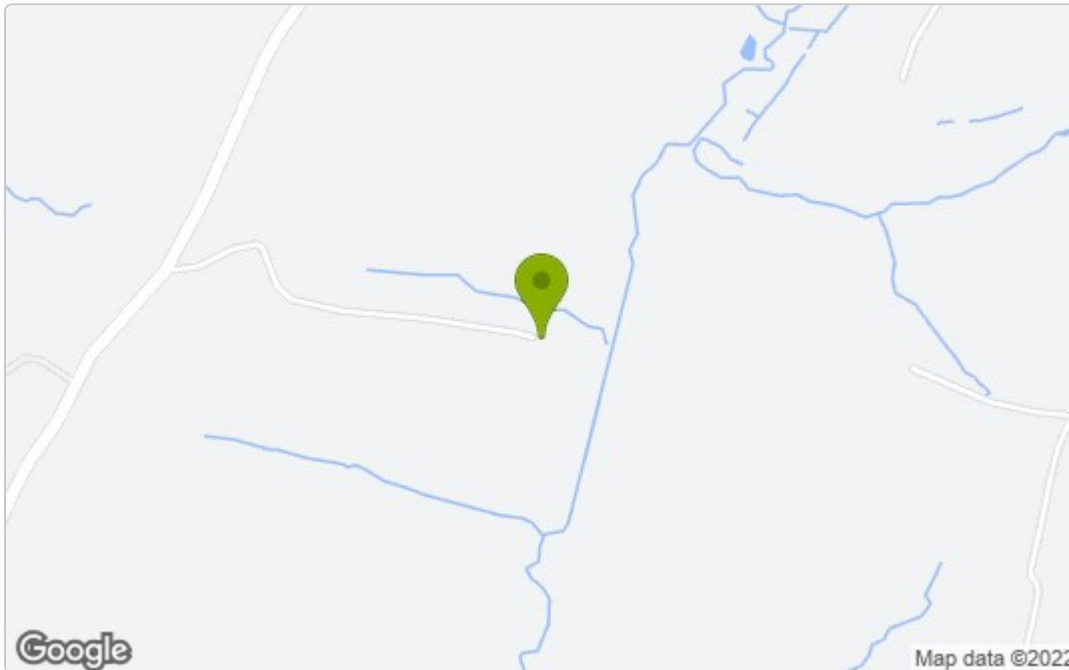
## SCHEDULE OF AREAS

PENBACK FARM, LLANBOIDY, WHITLAND, CARMARTHENSHIRE SA34 0LN

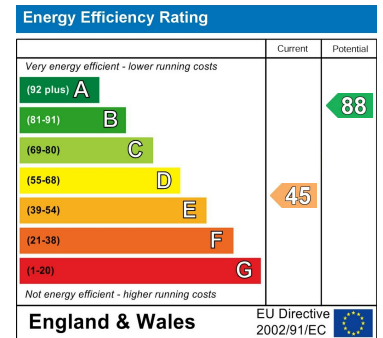
### SCHEDULE OF AREAS

| FIELD NO:    | HECTARES:                            |
|--------------|--------------------------------------|
| 3259         | 2.10                                 |
| 4650         | 2.51                                 |
| 7338         | 0.22                                 |
| 8127         | 1.89                                 |
| 9324         | 1.45                                 |
| 0220         | 0.72                                 |
| 0512         | 0.28                                 |
| 9807         | 0.14                                 |
| 9309         | 1.35                                 |
| 9200         | 0.49                                 |
| 8491         | 0.62                                 |
| 8616         | 0.20                                 |
| 7517         | 1.00                                 |
| 7609         | 1.70                                 |
| 6334         | 3.08                                 |
| 4541         | 1.85                                 |
| 2347         | 2.45                                 |
| 1630         | 3.27                                 |
| 3135         | 1.51                                 |
| 1716         | 3.33                                 |
| 3220         | 1.95                                 |
| 2309         | 0.16                                 |
| 4430         | 2.01                                 |
| 4415         | 1.30                                 |
| 5821         | 2.84                                 |
| 7995         | 3.46                                 |
| 8008         | 0.37                                 |
| 1502         | 0.93                                 |
| 2203         | 1.76                                 |
| 4206         | 1.12                                 |
| 5613         | 0.37                                 |
| 1889         | 0.84                                 |
| 2391         | 0.34                                 |
| 3690         | 2.49                                 |
| 3086         | 0.33                                 |
| 4896         | 2.53                                 |
| 6403         | 3.22                                 |
| 6588         | 0.19                                 |
| 6874         | 1.83                                 |
| 7474         | 0.51                                 |
| 7366         | 0.50                                 |
| 6653         | 0.26                                 |
| 5960         | 2.50                                 |
| 5680         | 3.22                                 |
| 4268         | 0.36                                 |
| 4675         | 1.14                                 |
| 3380         | 0.44                                 |
| 2874         | 2.21                                 |
| 4264         | 0.16                                 |
| 3278         | 0.67                                 |
| 0876         | 2.74                                 |
| <b>TOTAL</b> | <b>72.91 hectares (180.08 acres)</b> |

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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