

J.J. Morris

AMC
AGENT

CHARTERED SURVEYORS, ESTATE AGENTS, VALUERS & AUCTIONEERS
Specialising in Residential, Commercial and Agricultural Properties



www.jjmorris.com

PROPERTY: KILN PARK FARM, KILN PARK ROAD, NARBERTH, SA67 8TX
PRICE: GUIDE PRICE: £500,000 - £600,000
VIEWING: CONTACT NARBERTH OFFICE



For Sale by Public Auction (subject to conditions of sale) at Plas Hyfryd Hotel, Moorfield Road, Narberth SA67 7AB on Wednesday 14th November 2018 at 7pm

A small farm extending to 50 acres or thereabouts, occupying a convenient location on the periphery of the small town of Narberth. Traditional farmhouse in need of some updating to realise its potential, but including a useful range of adaptable buildings & stone ranges that perhaps have some conversion potential – STC. Productive parcel of predominantly level land. Further land available in additional lots.

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SITUATION: Kiln Park Farm occupies a most convenient setting on the edge of the small town of Narberth and within a mile or so of the A40 at Penblewin. Narberth has in recent years become firmly established as one of the more sought after locations within the coastal county of Pembrokeshire, having the benefit of a good range of local services and facilities, several of which are within walking distance.

The A40 provides an excellent road link to the other major towns of the area and the superb scenery of the renowned south Pembrokeshire coastline and coastal resorts of Tenby and Saundersfoot lie within easy reach to the south.

The area is highly regarded as a productive parcel of early farmland with surrounding land use being livestock and dairy farms.

Kiln Park Farm is ideally suited to purchasers looking for a small, traditional Pembrokeshire farm in a pleasant and convenient setting.

DIRECTIONS: From Narberth take the A478 north out of the town and shortly after the Primary School bear right onto Kiln Park Road and the entrance to Kiln Park Farm will be seen on the left.

DESCRIPTION: In recent years, Kiln Park Farm has been used as a livestock farm, although historically, like many holdings of this nature in this area, this was a dairy farm, having the benefit of a good range of buildings that are readily adaptable to a variety of uses, subject to any consents being obtained. There is also a traditionally constructed, solid stone range, which again we feel has conversion potential – subject to consent.

The farm is situated on the periphery of Narberth and is approached over a lane which leads to the farmstead which includes the house and buildings, which are described in more detail as follows:

ACCOMMODATION:

Ground Floor

uPVC double glazed entrance door opens into a

LARGE ENTRANCE HALL 11' 5" x 8' 10" (3.48m x 2.69m) That is suitable as being an office. With a tiled floor and steps down to the:

KITCHEN 13' 14" x 12' 2" (4.32m x 3.71m) Having a tiled floor, beamed effect ceiling, windows to the front and rear and a limited range of units that include a stainless steel double drainer sink unit and oil fired 'Rayburn'.

SITTING ROOM With a door from the rear entrance hall/office and having uPVC windows to the fore, open beamed ceiling, a large inglenook fireplace housing a wood burner on a slate hearth, wall lights, night storage heater, stairs rising to the first floor together with under stairs storage cupboard and an archway opening into a:

FURTHER LIVING ROOM 11' 10" x 11' 1" (3.61m x 3.38m) With night storage heater, window to the fore and wall lights.

There is also a front porch off the Sitting Room

Notice

J. J. Morris for themselves and for the Vendor of this property, whose agents J. J. Morris are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of J. J. Morris or the Vendor.
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.
4. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Vendor does not make or give, and neither J. J. Morris nor any person on the employ of J. J. Morris has any authority to make or give any representation or warranty whatever in relation to this property.

FIRST FLOOR

LANDING With night storage heater.

BEDROOM 1 9' 7" x 10' average (2.92m x 3.05m) With uPVC double glazed window to the fore and exposed stone chimney breast.

BEDROOM 2 9' 7" x 8' (2.92m x 2.44m)

BEDROOM 3

BATHROOM 12' 6" x 13' 6" (3.81m x 4.11m) Being located off the kitchen and including a wash hand basin, bath and W.C. Ceiling is tongue and groove clad and there is an airing cupboard.

EXTERNALLY To the front of the house is a small lawn.

THE BUILDINGS The farmhouse is situated close to the farm buildings and these are predominantly set around concrete yards and include:

Adjoining the farmhouse is a former **Cow Shed** traditionally constructed of solid stone walls under a pitched slate roof. Whilst at present there are other buildings adjoining this building, we feel it does have the potential for conversion into additional accommodation, subject to any necessary planning consents being obtained.



Further buildings include a **double Garage** of block walls under a corrugated asbestos roof. **Former Parlour, Dairy Building** together with **Lean-To livestock housing** principally constructed of block walls under a box profile roof and being 60ft x 40ft overall.



Timber Cow Kennels 40ft x 40ft.

Silage Clamp 60ft x 38ft with **Cubicle Housing** 60ft x 25ft and 60ft x 22ft adjoining and further **Cow Kennels** also adjoining. There are approximately 80 cubicles and these buildings are principally of steel portal frame construction with infill block or shuttered walls under corrugated asbestos roof.

2 brick **Calf Cots** under a corrugated iron roof.



Lambing Shed – a 3 bay building with Lean-To and a modern Lambing Shed being of steel portal frame with infill block walls and being 60ft x 40ft.



There is also a traditionally constructed stone barn/cart house on the entrance to the drive approaching to the property.



THE LAND The land comprises a productive parcel of land that is typical of the area being predominantly level or gently sloping and is generally pasture that is reasonably well fenced and gated with access to suitable water supply. Some of the land is wetter lying but all of the land is conveniently located to the farmstead and several fields have roadside access.

SCHEDULE OF AREAS.

Field no: Acreage:

22 - 8.805

40 - 6.174

Pt 24 - 14.462

23 - 6.010

23a - 1.101

29b - 0.084

29c - 0.117

Pt 29d - 3.411

Pt 30 - 4.693

Pt 33 - 1.149

28 - 0.553

29a - 0.238

29 - 4.086



Total 50.883 acres or thereabouts.

SERVICES:

Mains water and electricity are connected. Private drainage.

TENURE:

Freehold with vacant possession on completion. NB. We understand there is right of way in favour of Welsh Water over the farm lane. No Basic Payment is included in the sale. The purchaser will also be required to erect a stock proof fence between points A, B on the plan

LOCAL AUTHORITY:

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.
Email enquiries@pembrokeshire.gov.uk Telephone *(01437) 764551

GENERAL REMARKS: This is a small traditional farm in a convenient setting and with considerable residential appeal and potential and occupying a most convenient setting on the periphery of Narberth. The farmhouse does require some further improvement and updating – but nevertheless offers well-proportioned accommodation. The buildings are typical of a progressive farmstead development and include traditional solid stone ranges that we feel have the potential for conversion to additional accommodation – subject to the necessary planning consents being obtained and numerous steel portal framed buildings that again are adaptable to a variety of uses, subject to consent. The land is a productive parcel of pasture land, suitable for grazing or cropping.

Viewing is highly recommended.

N.B. Further additional parcels of land will also be offered for sale:-

11 acres known as Ashfields Land – A pasture field a short distance from Kiln Park Farm.

12 acres of Land at Lampeter Velfrey. A single pasture in a convenient location.

23 acres of Land known as De Rutzen Land, Tabernacle Lane, Narberth. A block of pasture land on the edge of the town.

1 acre at Kiln Park Farm, Narberth with development potential – subject to consent.

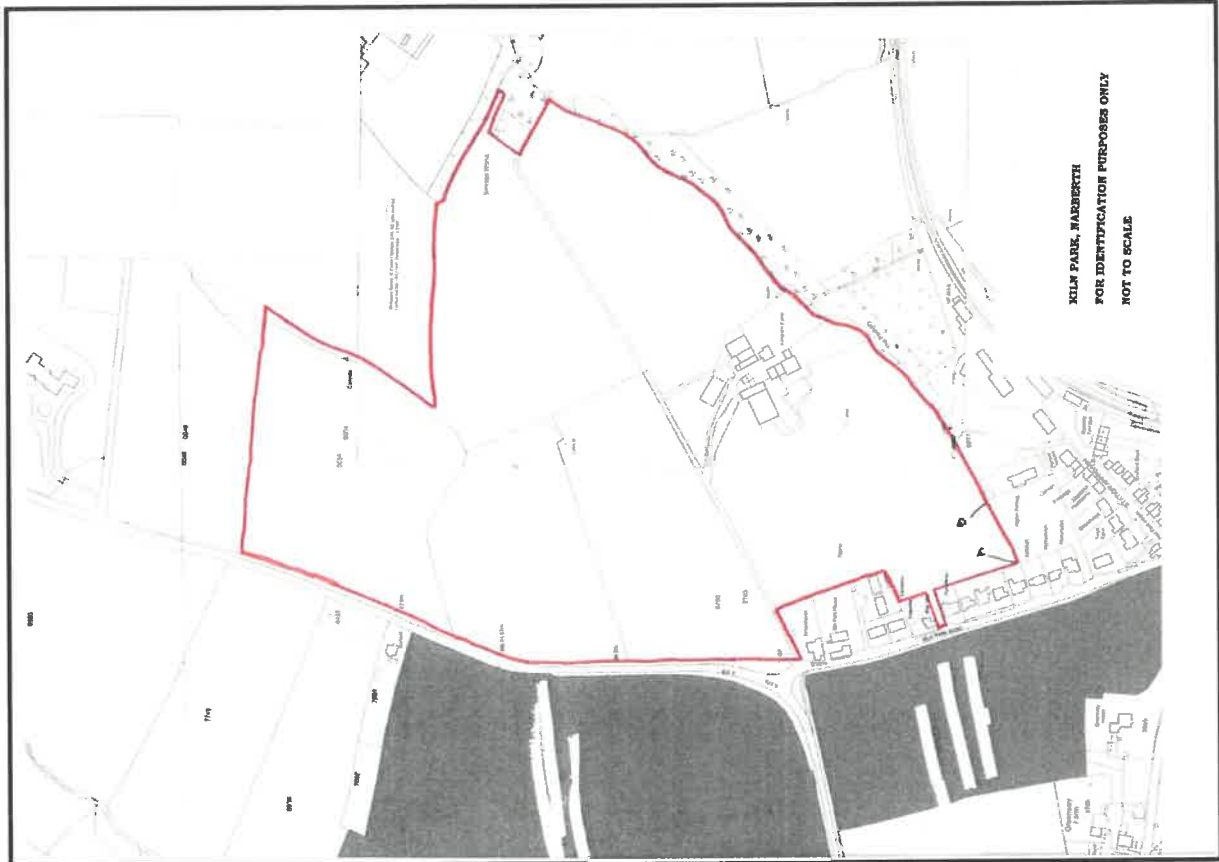
Please ask for further details.

For Sale by Public Auction (subject to conditions of sale) at Plas Hyfryd Hotel, Moorfield Road, Narberth SA67 7AB on Wednesday 14th November 2018 at 7pm

Solicitor: Darwin Bowie Ltd, 24 High Street, Narberth Pems SA67 7AR.







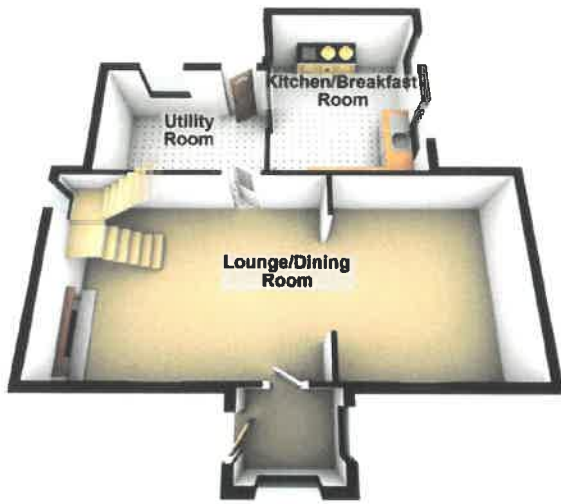
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		95
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	25	
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

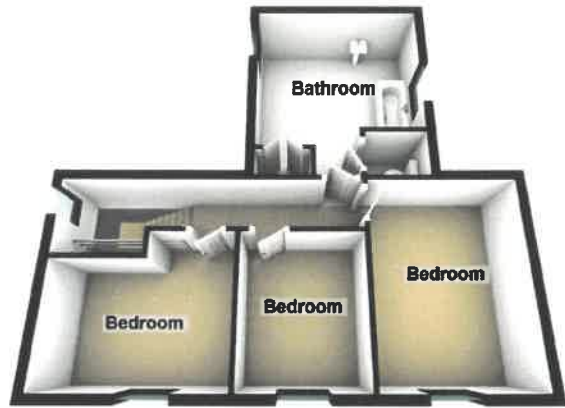
Environmental Impact (CO₂) Rating

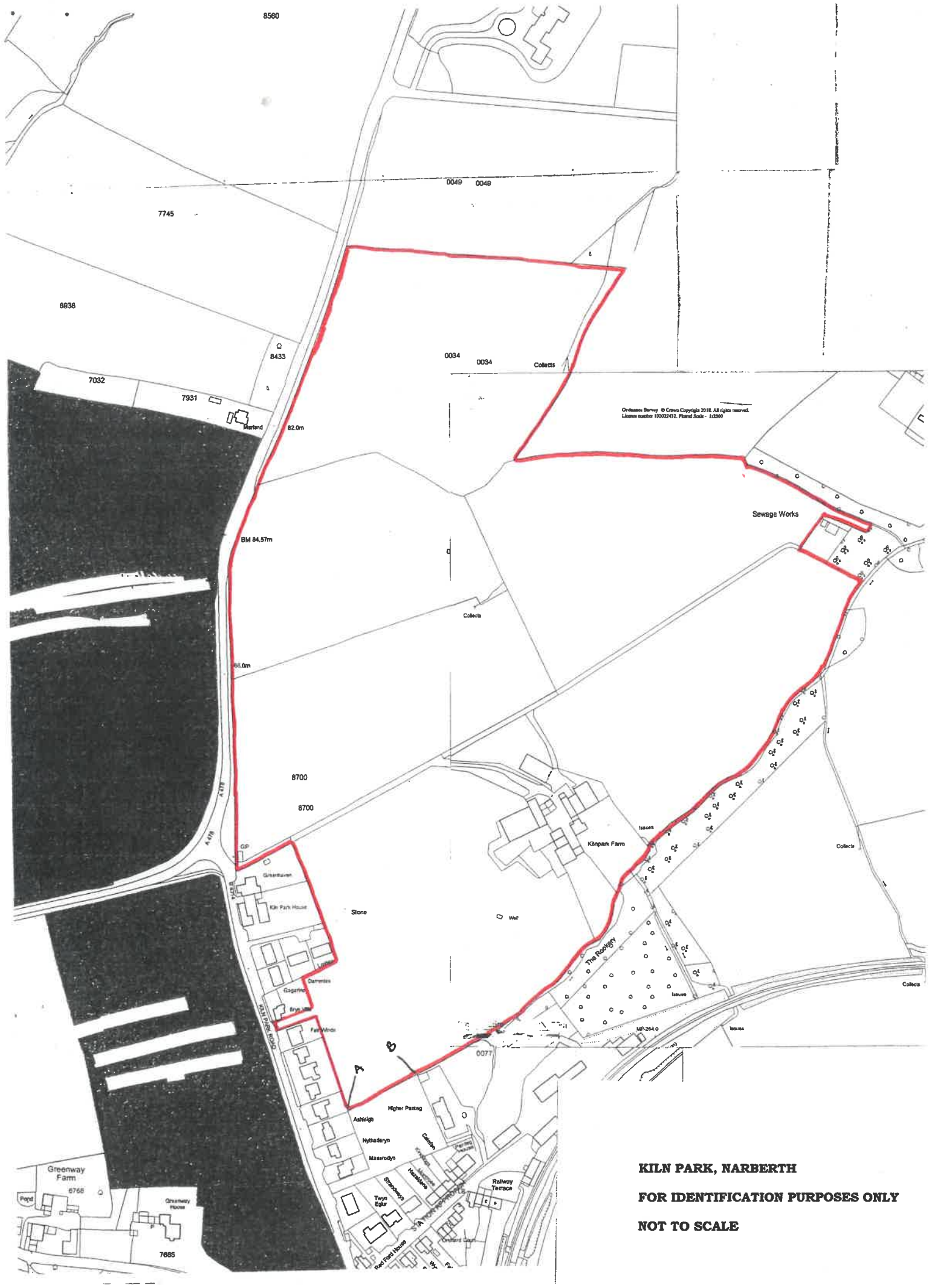
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		67
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G	9	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Ground Floor



First Floor





KILN PARK, NARBERTH
FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE

