

PENLAN UCHAF, PONTFAEN, NR NEWPORT, PEMBROKESHIRE, SA65 9UA



GUIDE PRICE £650,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

savills

PENLAN UCHAF, PONTFAEN, NR NEWPORT, PEMBROKESHIRE, SA65 9UA

‘Attractive smallholding of about 32 acres with tourism potential, in the picturesque Gwaun Valley of the Pembrokeshire Coast National Park.’



**Attractive smallholding of about 32 acres
Enjoying stunning views of the Gwaun Valley
Character barn conversion. Three bedrooms.
Pretty established former show gardens
Large south-facing conservatory and attached
former tearoom café
Traditional farmyard with numerous modern
outbuildings
Good block of pastureland lying alongside the
farmyard
Bordered by some pretty, ancient woodland
Perfect holding for livestock, home-produce etc**



ABOUT THIS PROPERTY

Penlan Uchaf is an attractive smallholding of about 32 acres (stms – subject to measured survey) enjoying stunning views over the Gwaun Valley in the famous Pembrokeshire Coast National Park. The property includes a character barn conversion (subject to an AOC – agricultural occupancy condition) offering comfortable accommodation space and an attached barn that has been used as a popular tea room café in the past. The current owner had planning in the past to change the immediate land around the house to gardens which they did for the tea room visitors to explore and enjoy. There is great potential for new owners to carry on and expand this tourism venture further. Around the traditional farmyard are a number of useful modern general purpose outbuildings suitable for livestock, horses, feed, machinery, storage and workshops etc. The majority of the land lies to the south and east of the yard, is south facing and divided into manageable fields for animals and cropping.

LOCAL INFORMATION

Penlan Uchaf occupies a glorious position enjoying breath-taking views over the Gwaun Valley in the famous Pembrokeshire Coast National Park with its miles of coastal walks and award winning beaches. Although in a rural position it is also convenient to local villages and towns with the ever popular seaside town of Newport with its shops, restaurants, pubs, yacht club, golf club etc only about 4.5 miles away. The larger town of Fishguard is about seven miles away with a larger selection of shops, national railway services and ferry service to Ireland. Carmarthen and the A48 M4 link road is about 37 miles away taking you onto south Wales (Swansea about 63 miles, Cardiff about 106 miles) the Severn Bridge and into England (about 128 miles).

OS GRID REFERENCE

The property is lined in Yellow for identification purposes on the attached plan

ACCOMODATION

The main stable door entrance leads into a reception hall with slate floor and doors leading off to the accommodation space. A door on the left leads into the light open plan kitchen living dining room with another stable door to outside, fitted storage units, an electric fitted oven, gas hob and extractor hood over, twin Belfast sink, log burner cooker and a biomass boiler, both providing warm focal points.



Steps lead down off the kitchen to a large conservatory that enjoys breath-taking views over the Gwaun Valley. Returning back to the reception hall, doors lead off to a shower room and three separate bedrooms with the main bedroom situated at the end of the hall. Attached to the property is a stone building that was converted into the tea room café for visitors. The character room features a vaulted ceiling, exposed beams and slate flagstone floor. There is the potential for future owners to look to re-instate this tourism venture or convert it into a studio/ extra living accommodation (stp – subject to planning).



The current owner converted a traditional stone barn (former cowshed) into a residential dwelling. As mentioned the above the dwelling is subject to an AOC. Further details from the selling agents but the wording of the planning reads:

‘The occupation of the dwelling hereby permitted shall be limited to a person employed, or last employed, locally in agriculture...or in forestry, or a dependent of such a person residing with him, (but including widow or widower of such a person).’

EXTERNALLY

The property is approached by a concrete drive that leads up to a large courtyard with ample parking and turning area for several vehicles. As mentioned above, the current owner had planning permission to change some of the immediate agricultural land into show gardens for public visitors to enjoy when the tea room café was in use. The gardens enjoy mature trees, hedges, bushes, shrubs and flower borders with numerous seating areas to sit and take in the countryside views.



THE OUTBUILDINGS

Set around the farmyard are four modern general purpose open span outbuildings with concrete yards. The buildings are ideal for the keeping of any livestock, horses, ponies, feed, machinery, workshop purposes and general storage.



THE LAND

The land is divided into manageable enclosures for livestock and adjoins the farmyard for ease of access. The pastureland is south to south-east facing and gently sloping to sloping in nature as it nears the southern boundary. In all, the property extends to about 32 acres (stms) as marked within the yellow boundary on the land plan.



OPTION:

There is an option to purchase extra pastureland that adjoins the property to the north by separate negotiation. This block of land also extends to about 32 acres (stms) and is marked by a red boundary on the land plan.

METHOD OF SALE

Offered for sale by private treaty as a whole or in two Lots.

TENURE AND POSSESSION

The tenure of the property is freehold with vacant possession upon completion.

SERVICES

Mains electricity. Private bore hole water supply. Private drainage. Bio-mass central heating and hot water. Roof mounted solar panels.

LOCAL AUTHORITY

Pembrokeshire. Tax Band C.

DESIGNATIONS

The whole property is within the Pembrokeshire Coast National Park. Part of the woodland to the south-east is designated Ancient Woodland.



ENERGY PERFORMANCE CERTIFICATE

Penlan Uchaf Pontfaen FISHGUARD SA65 9UA	Energy rating E	Valid until: 1 August 2034
		Certificate number: 2365-1917-1891-2323-9126

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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. Further details are available from the selling agents. Whenever completion of the sale takes place, the payment for that year will be retained by the vendors.

AGRI-ENVIRONMENT SCHEMES

The Farm is not entered into any Schemes.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, mineral and timber rights over the land, so far as they are owned are included in the freehold sale.

St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG

Tel: 01437 760 730

Email: mail@edwardperkins.co.uk

savills

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

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, FITTINGS & CONTENTS

Unless specifically described in these particulars, all machinery, fittings and contents are excluded from the sale though some may be available by separate negotiation. Further information is available from the vendor's agents.

STATUTORY AUTHORITIES

Pembrokeshire Coast National Park Authority, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Telephone: 01646 624800

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.

Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP Telephone: 0300 065 3000

Health & Safety

Given the potential hazards of a farm we would ask you to as vigilant as possible for your own safety when making your inspection, particularly around the farm outbuildings, any machinery and livestock.

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.

Note: a public rights of way does go up the entrance drive, through the yard and up the track running onto neighbouring land.

PLANS, AREAS AND SCHEDULES

Any available plans, areas, and schedules 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 ARRANGEMENTS

Strictly by appointment with Savills or Edward H Perkins Rural Chartered Surveyors.

VENDOR'S SELLING AGENTS

Savills, 2 Kingsway Cardiff, Wales, CF10 3FD.
Telephone: +44 (0) 29 2036 8915

If you have any enquiry regarding the property, please ask to speak Daniel Rees

OR

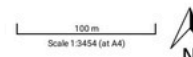
Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.
Telephone: 01437 760730
Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Kathryn A Perkins.



Produced on Jul 24, 2024.
© Crown copyright and database right 2024 (licence number 100059532)

FOR IDENTIFICATION PURPOSES
ONLY





St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

savills

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

savills

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk





St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk





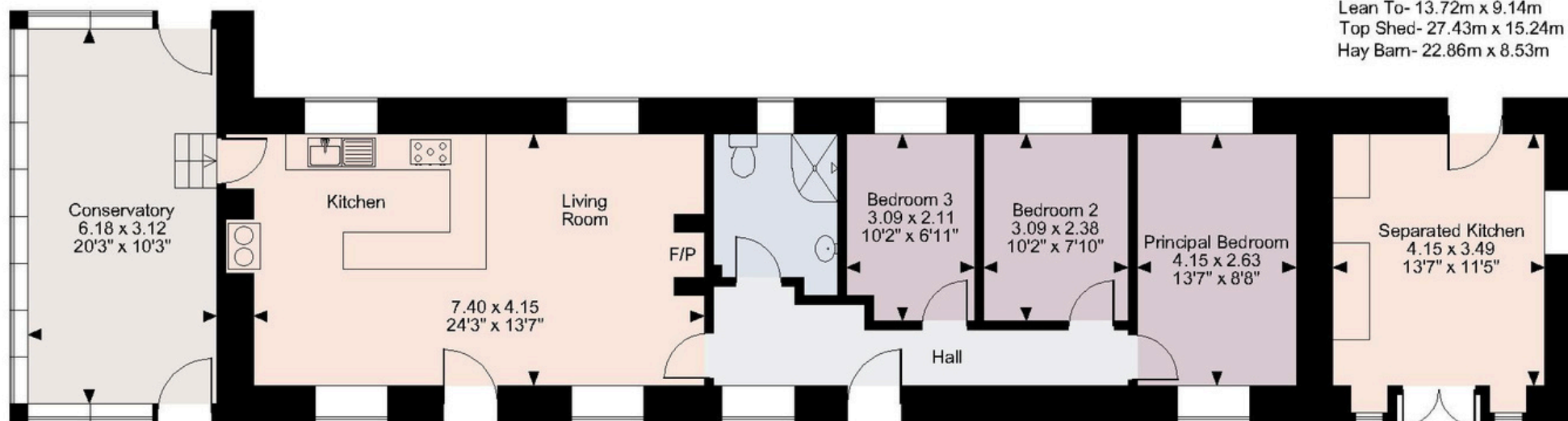
St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk



Penlan Uchaf, Pontfaen, Fishguard
Main House gross internal area = 1,191 sq ft / 111 sq m



Tool Shed- 13.72m x 9.14m
Hay Barn- 13.72m x 7.62m
Lean To- 13.72m x 9.14m
Top Shed- 27.43m x 15.24m
Hay Barn- 22.86m x 8.53m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8610093/SS

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS

