



105 acres Land and Buildings at Deer Park Lane, Milton, Nr. Tenby, SA70 8PS

Offers In The Region Of £1,200,000

- * A highly regarded, productive parcel of land, suitable for grazing, cropping or arable purposes*
- * Extensive range of buildings, suitable as an A.F.U. within a badger-proof fence, and providing 390 cubicles, yards and slurry storage, Irrigation Lake, Convenient Setting*
- * Available as a whole or 3 Lots*

SITUATION:

This is a parcel of land that occupies a most convenient setting in the South Pembrokeshire countryside, with access onto the A477 Kilgetty to Pembroke Dock roadway. Although taking its principal access off Deer Park Lane, being within a couple of miles of the popular villages of Lamphey, Manorbier, Newton, Carew, etc. The towns of Pembroke, Pembroke Dock and Tenby all lie within easy driving distance, and between them, their towns provide a range of services.

The land lies on the periphery of the Pembrokeshire Coast National Park within a belt of highly productive land, suitable for all agricultural uses, having a good depth of topsoil with surrounding land being used for dairy, livestock and arable purposes.

DIRECTIONS:

A plan of the land is attached for identification purposes only. Deer Park Lane is located off the road that links the A477 at Milton to The Ridgeway.

DESCRIPTION:

The land and Buildings comprise a parcel of land extending to some 105 acres or thereabouts, together with a range of modern agricultural buildings situated around a concrete handling and feeding yard within a badger-proof fence, making it well suited as an approved finishing unit. The buildings have excellent roadside access off Deer Park Lane onto a compacted stone and hardcore area suitable for storage with sheeted gates opening onto the concrete yard and leading to the buildings. The yards have the potential to be divided to allow for ease of stock management. The buildings have been constructed with ease of use at the heart of the planning process, allowing for plenty of room for articulated lorries, to deliver goods and to use machinery easily and efficiently.

THE LAND:



The land is divided into 3 blocks with the main block, which include the buildings and the Southern block, having access off Deer Park Lane, which is an adopted highway, whilst the Northern block has access off the A477 or via a right of way over a farm roadway that would also lead into the main block.

The land is all level or gently sloping with a good depth of topsoil, being divided into useful sized easily worked enclosures with access to a suitable water supply. The majority of the land is clean and is suitable for cropping, grazing or arable purposes with the land being located within a belt of highly productive, early land. There is an access track from the buildings to the fields within the main block, and the fences and hedges are reasonably stockproof with the posts and wire for an electric fencing system in place, although some areas may require attention.

CUBICLE SHED 100' x 80' (30.48m x 24.38m)



being of steel portal frame construction with infill rendered block walls with Yorkshire Board and ventilated box profile and elevations under a corrugated cement fibre roof, and providing 180 young stock cubicles and fronting onto the main feeding/mustering yard.

CUBICLE SHEDS 60' x 80' and 45' x 60' (18.29m x 24.38m and 13.72m x 18.29m)



Again, being of steel portal frame with infill block walls under a cement fibre roof with 210 cubicles in total.

The yards have slatted drainage leading to an Earth Bank Slurry Lagoon.

Silage Yard.

HANDLING PEN 60' x 60' approx (18.29m x 18.29m approx)



Situated outside the badger-proof fence on a stone base with shuttered concrete walls.

LEAN TO GARAGE 40' x 12' (12.19m x 3.66m)

Off the main cubicle shed, being a steel portal frame with infill panel and box profile clad walls and box profile clad roof, housing borehole water pump etc.

SERVICES:

Mains and borehole water supply is available. Mains electricity to buildings.

TENURE:

Freehold with vacant possession upon completion. There is the benefit of a right of way over the farm lane that provides additional access and links the main block of land to the northern block. There is no annual wayleave payment for the pylons on the Northern block.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP. Tel. (01437) 764 551.

PLAN:

A plan of the land is attached for identification purposes only.

GENERAL REMARKS:

The sale of the Land and Buildings at Deer Park Lane offers a rare opportunity to acquire a parcel of highly productive land in a convenient setting and with the added benefit of an extensive range of modern farm buildings that provide cubicle housing for nearly 400 head. The buildings surround yards that have been specifically designed for ease of livestock management within badger-proof fencing with a further mustering yard being available whilst the buildings are being cleaned out etc.

The earth bank slurry lagoon has the capacity for several months of storage.

The buildings have excellent roadside access and occupy a fairly central position on the holding with an access track

within the main block of land leading to all fields, whilst the Northern block has access off the A477.

The land is ideally suited for all agricultural purposes and in recent years, has been used for cropping and potatoes, but being equally suited as a parcel of grazing land.

VIEWING:

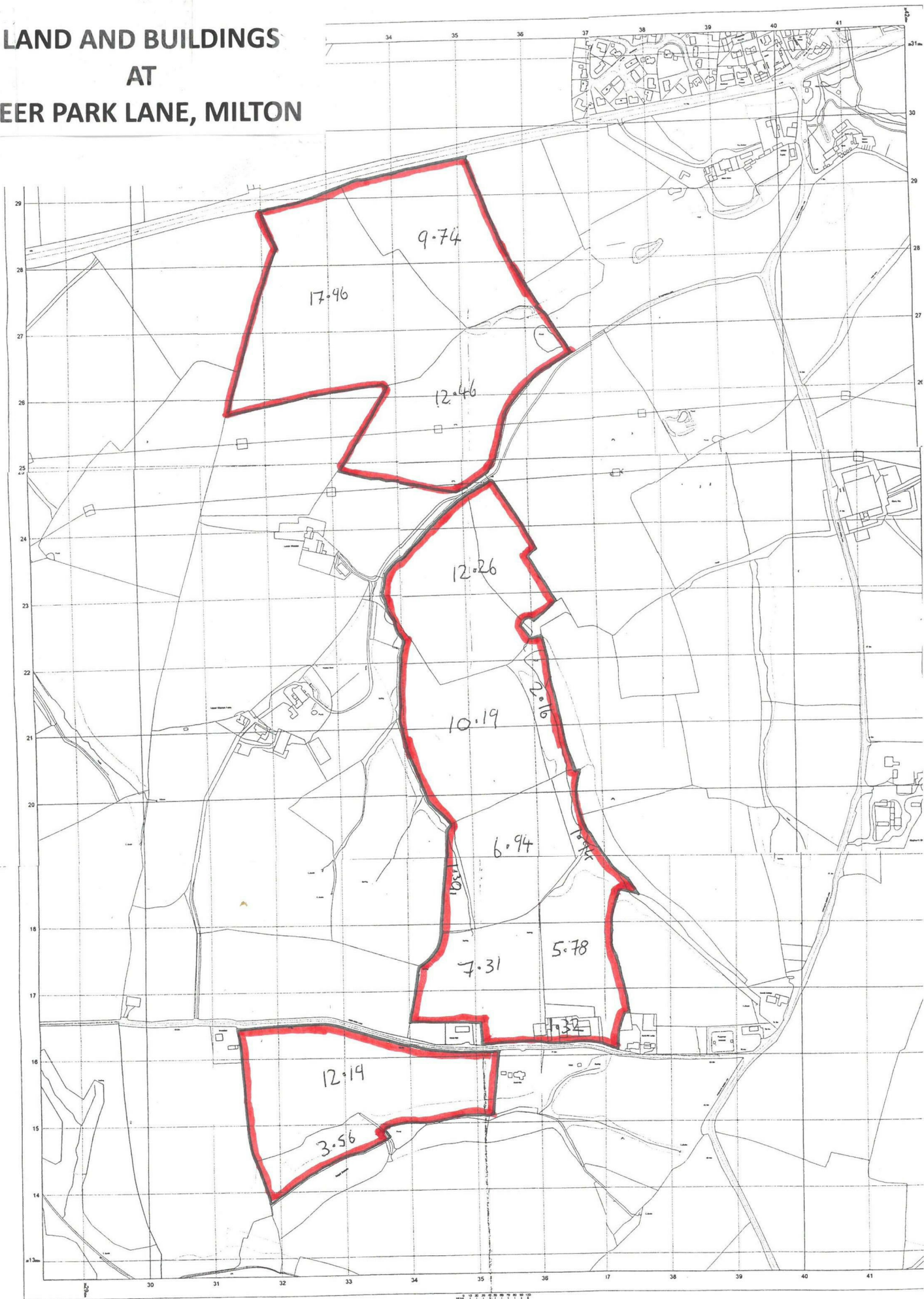
Viewing to appreciate the extent of the buildings and quality of the land is highly recommended.

NB: Offers on a reduced acreage would be considered.



PLAN OF THE LAND - FOR IDENTIFICATION PURPOSES ONLY

LAND AND BUILDINGS
AT
DEER PARK LANE, MILTON



LAND SCHEDULE

PARCEL	ACREAGE
NORTH BLOCK	
1	17.96
2	9.74
3	12.46
TOTAL	40.16
MAIN BLOCK	
4	12.26
5	10.19
WOOD 1	2.16
WOOD 2	1.94
WOOD 3	1.30
6	6.94
7	7.31
8	5.78
YARD AND BUILDINGS	1.32
TOTAL	49.20
SOUTH BLOCK	
9	12.19
WOOD 4	3.56
TOTAL	15.75
	105.11

AREA MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.