

EDWARD H. PERKINS

CHARTERED SURVEYOR

Tel: 01437 760730

email: mail@edwardperkins.co.uk



AUCTIONEERS & VALUERS

Fax: 01437 769762

website: www.edwardperkins.co.uk

11 Victoria Place, Haverfordwest, Pembrokeshire. SA61 2JX

PEMBROKESHIRE FOR SALE BY PRIVATE TREATY

Under instructions from Mr and Mrs W D Smith

MERRYBORO FARM, WISTON, HAVERFORDWEST

- Organic Farm approximately 172 acres
- Detached 5 Bedroom Farmhouse with Spacious Family Accommodation
- Range of Traditional and Modern Farm Buildings
- Farmland Level and Gently Sloping
- Convenient access to A40
- Central location in the Heart of Pembrokeshire 4 miles East of Haverfordwest



Offers in the region of £980,000

Sole Selling Agent:
Edward H Perkins, Chartered Surveyors

AMC
AGENT

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GENERAL DESCRIPTION:

Merryboro Farm comprises approximately 172 acres of level and gently sloping organic land and a range of farm buildings including some traditional structures which could provide development opportunities for tourist/residential use, subject to obtaining the necessary planning consents. The homestead at Merryboro includes an attractive farm house of stone construction which offers spacious 5 bedroom family accommodation.

Merryboro Farm enjoys a central location in the heart of Pembrokeshire. The farm lies approximately 4 miles to the east of the county town of Haverfordwest and is convenient to the A40 trunk road which provides good links to the east and the remainder of Pembrokeshire. Fine views over the surrounding countryside can be enjoyed from the crest of farmland running through the centre of the holding.

HISTORICAL NOTE:

The property now known as Merryboro Farm was formerly part of the glebe lands of St Mary's Church, Wiston and its existence dates back as far as the 12th century. The first modern spelling of Merryboro occurs in the 18th century and the existing field pattern is consistent with the Tithe Survey.

The house in its present form is thought to have developed from a traditional Pembrokeshire long house, with the most recent modernisation occurring in the 1980's.

SITUATION:

Merryboro is situated close to the village of Wiston, in the Parish of Wiston, some 4 miles from the county town of Haverfordwest. There is easy access to the A40 at the base of Arnolds Hill, to Haverfordwest in the west and to Carmarthen and M4 in the east.

OS GRID REFERENCE:

SM 9970 1700.

DIRECTIONS:

Travelling west on the A40 from Carmarthen follow the trunk road past the settlement of Slebech. After Slebech, there is a long hill to descend. At the base of the hill, follow the filter lane provided to turn right to Wiston. Follow the district road for approximately one mile thereafter the drive to Merryboro Farm can be found on the left hand side with appropriate signage.

TENURE AND POSSESSION:

The whole property is offered for sale freehold as one lot. Vacant possession will be given on the completion date.

STATUTORY AUTHORITIES:

Pembrokeshire County Council, County Hall, Haverfordwest Tel No. 01437 764551.

National Assembly for Wales Agriculture Department, Government Buildings, Picton Terrace, Carmarthen SA312 3BT. Tel: 01267 225300.

COUNCIL TAX BANDING:

Merryboro Farm House is registered as Band F

The annual charge for 2008 / 2009 is £1,174.55

SERVICES:

The farmhouse is connected to mains electricity.

The farmhouse and farm land have a private water supply from a bore hole. The farm buildings are connected to a private well system. The property has a private drainage system. BT telephone connection, subject to transfer regulations. Some farm buildings have a mains electricity connection and a water supply.

The property is heated by an oil fired central heating boiler supplying a series of radiators.

FIXTURES AND FITTINGS:

All items mentioned in the particulars are included in the sale of the property.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

There are several electricity poles and supply apparatus crossing the property, which are subject to wayleaves.

The property is subject to an easement for a gas pipeline (Milford Haven to Brecon) installed by National Grid Gas in 2006.

The property is traversed by one bridleway. An additional right of way has been granted under the Tir Gofal agreement.

DEVELOPMENT POSSIBILITIES AND PLANNING PERMISSION:

The relevant Planning Authority is Pembrokeshire County Council Planning Department to whom prospective purchasers should refer any planning enquiries. Under the present planning policies traditional farm buildings have potential for redevelopment, subject to planning consent.

Merryboro Farmhouse, farm buildings and land lie outside the Joint Unitary Development Plan (JUDP) boundary for Wiston Village.

There is a scheduled ancient monument located in field 4706 (moated platform).

PLANS & PARTICULARS:

The particulars and plan have been prepared for the convenience of prospective purchasers. Although believed to be correct these do not constitute any part of an offer or a contract. Statements made in these particulars are made without any responsibility on the part of the vendor or their appointed Agent, and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of these statements made or contained in these particulars.

VIEWING ARRANGEMENTS:

All viewing arrangements are strictly by appointment only with the selling agent Edward H Perkins.

VENDORS SOLICITORS:

Messrs Price and Son, 33 Hill Lane, Haverfordwest, Pembrokeshire, SA61 1PS.
Telephone: 01437 765331 Attention of Mr S Hill.

FARMHOUSE DESCRIPTION:

Ground floor accommodation:

Reception Hall: 2.76m x 2.60, tiled floor.

Shower Room: Electric shower cubicle, tiled floor and walls, radiator.

Kitchen/Breakfast Room: 5.04m x 4.44m, double aspect windows, and oil fired Aga cooking range (provides domestic hot water heating). Range of fitted base and wall units, stainless steel sink unit, plumbing for dishwasher.

Sitting Room: 5.44m x 4.44m max, fireplace with open fire and hearth, radiator.

Dining Room: 10.60m max x 3.78m reducing to 3.33m, fireplace with multi fuel stove and further fireplace with open fire and hearth, radiator.

Entrance Porch: 3.10m x 1.95m, tiled floor

Utility Room: 4.26m x 2.71m, Worcester oil fired boiler, fitted sink unit, plumbing for washing machine, vent for tumble dryer, under stair cupboard including water filtration unit, stairs to loft room

First Floor accommodation:

Landing: two attic access points

Bedroom 1: 4.48m into recess x 4.26m, radiator and telephone point.

Bedroom 2: 4.20m x 3.55m, double aspect windows, telephone socket and radiator.

Bedroom 3: 3.95m x 3.27m, radiator.

Bedroom 4: 5.05m x 2.68m, fitted wardrobe and radiator.

Bedroom 5: 2.74m x 2.37m, radiator and fitted cupboard.

Bathroom: 4.02m x 2.68m, panelled bath, wash hand basin, close coupled wc and radiator. Airing cupboard with hot water cylinder and immersion heater.

Loft Room: (accessed from utility): 5.47m x 4.28m, double aspect windows, radiator and telephone point.

Gardens:

To the rear of the house there is a sheltered patio garden area. Beyond this there are sloping lawns interspersed with a variety of trees and shrubs. To the fore of the house is an established lawn area with a variety of shrubs and plants.

FARM BUILDINGS DESCRIPTION: (internal measurements except where otherwise stated)

Old Mill:

8.32m x 4.31m, solid stone walls, corrugated asbestos cement clad roof, concrete floor, external access to first floor loft. Pressure cylinder for borehole.

Carport (adjoining old mill): Space for one vehicle. Concrete block walls and corrugated asbestos cement clad roof.

Calf Cots Range (adjoining old mill): 21.93m x 4.92m, concrete block walls, concrete floor, corrugated asbestos cement clad roof, timber window frames and shutters, timber staircase to first floor running full length ,

Traditional Stable: 10.82m x 3.66m, concrete floor, stone walls and metal profile sheet clad roof. Lean-to at rear running full length.

Traditional Store Shed: 7.00m x 4.00m, stone and concrete block walls, hardcore floor, open fronted with gates, corrugated asbestos cement clad roof.

Traditional Store Shed: 5.68m x 4.41m, stone walls, stone and slate roof covering.

Old Dairy:

3.59m x 3.98m, concrete block walls rendered externally, concrete floor and corrugated asbestos cement clad roof.

Former Parlour Buildings:

Dilapidated condition.

Concrete Collecting Yard:

Cattle Shed:

27.4m x 13.72m, 6 bay steel portal frame open span building, divided into four pens with two feed passages. Hardcore floor, open fronted on one elevation and part clad on remaining elevations, corrugated asbestos cement clad roof.

Livestock Housing:

13.75m x 12.63m, part concrete floor and corrugated asbestos cement sheeted roof.

Livestock Housing:

12.64m x 6.4m, timber frame, earth floor and corrugated metal sheeted roof.

Silage Clamps:

Two open silage clamps, (no effluent tanks) both measuring 18.40m x 9.20m, mass concrete walls and concrete floor.

Slurry Pit:

Earth bank slurry pit.

Hay Barn (situated off access track):

18.00m x 16.00m, Dutch barn construction with two lean to additions providing fodder storage. Hardcore floor, south and west elevations are clad down using corrugated metal sheeting.

Barn (situated off access track):

16.00m x 9.00m, Dutch barn construction with two lean to additions. Open fronted to east, remaining elevations are clad with corrugated metal sheeting

ASBESTOS SURVEY:

An asbestos survey and management plan has been completed and is annually reviewed and available to any prospective purchasers.

AGRICULTURAL LAND:

Merryboro Farm is a registered organic holding under certificate G5615 from the Soil Association.

Currently all of the land is laid to pasture.

Field Number	Hectares	Acres	
1683	8.79	21.74	
4486	4.60	11.37	
5699	0.6	1.49	
6587	4.06	10.03	
7275	2.05	5.07	
9487	6.94	17.14	
4001	1.7	4.2	
4706	4.13	10.20	
6827 + 7118	2.38	5.89	
8907	5.29	13.08	
9428	8.49	20.98	
2590	7.14	17.64	
2310	4.72	11.69	
2527	5.78	14.29	
0494	0.21	0.52	Woodland
2502	0.43	1.06	Woodland
7099	1.77	4.38	Buildings and Yard
8577	0.58	1.41	Buildings and Yard
5898	0.12	0.30	Tracks
Total	69.8	172.41	

SINGLE PAYMENT SCHEME (SPS):

There are 66.57 units of entitlements available for purchase by separate negotiation. The value of the entitlements are €406.35 per unit.

ENVIRONMENTAL SCHEMES:

The farm is currently entered in the following environmental support schemes:

Organic Farming Scheme

Tir Gofal Scheme since September 2000. The annual payment under this scheme is £4,997.90.