



Rhos Fawr Farm Salem, Morriston, Swansea, West Glamorgan SA6 6PF

- Productive well equipped dairy farm
- Excellent range of outbuildings
- 206.25 acres (83.47 ha)
- Detached 4 bed house
- Adjoining self contained granny annexe
- Viewing strongly recommended

Offers In Region Of £1,300,000

Strictly By Appointment Only - Contact Swansea Office - 01792 650705

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General Description

A productive well equipped dairy/stock farm consisting of the four bedroomed centrally heated farmhouse with adjoining self contained new build granny annexe, excellent ranges of farm outbuildings offering good modern cattle housing, Alfa Laval 6/12 herringbone milking parlour, other useful traditional buildings some of which may have some development potential, concreted holding yards together with good quality pasture/arable land, rough grazing and woodland to the lower level.

Since purchasing the farm in 2015, the present owners have utilised the holding as a stock rearing enterprise. Whilst the dairy equipment has not been used, it will more than likely, need servicing and may require replacement parts if the prospective purchasers intend dairying.

The land and farmyard is dissected into four separate land parcels each with access off the local county road network and being convenient to the homestead in all amounting to about 206.25 acres (83.47 ha). The farm has the benefit of common grazing rights on CL77 Penlle'r Castell, Mynydd y Gwair and Banc Maestir Mawr.

Accommodation



Main House

Entrance Door

Double glazed door having frosted glass inserts opening into:

Entrance Hall

Stairs to first floor, and doors leading off to:

Lounge (14' 05" x 14' 05") or (4.39m x 4.39m)

Another front facing room, double glazed window to same. Radiator. Ornamental fireplace, again ideal for housing living flame electric fire.



Sitting Room (13' 01" x 12' 08") or (3.99m x 3.86m)

Ornamental fireplace, ideal for storage of living flame electric fire, mantle over. Radiator. Double glazed window to front aspect. Laminate flooring. Coving to ceiling.

Dining Room (15' 04" x 8' 0") or (4.67m x 2.44m)

Found at the rear of the property, double glazed door opening to courtyard. Oil fired Rayburn with oven and hobs, heating the properties hot water. Built in store cupboard housing the oil fired central heating boiler. Arch walkway to:



Kitchen (20' 0" x 7' 10") or (6.10m x 2.39m)

Fitted with a range of wall and base units, work tops over providing ample preparation areas, and incorporating a stainless steel sink unit, double glazed window looking out to rear aspect. Walls tiled. Leaded glass display cabinets. Thermoplastic flooring. Plumbing for dishwasher. Inset 6 ring gas hob, extractor fan and hood over. Oven and grill under. Inset spot lights to ceiling. Walls tiled. Space for upright fridge/freezer.

Rear Hall

Wall mounted radiator. Cloak hooks and doors leading off to:

Breakfast Room/Study (12' 04" x 9' 06") or (3.76m x 2.90m)

Two double glazed windows to front aspect. Thermoplastic flooring. Radiator.

Cloakroom

Pedestal wash hand basin. w.c . Frosted glass double glazed window to side aspect. Walls tiled. Radiator.

Store Room (13' 04" x 6' 06") or (4.06m x 1.98m)

Double glazed window to front aspect. Laminate flooring. Radiator. Access to roof space.

Annexe Inner hall/utility (15' 05" x 6' 07") or (4.70m x 2.01m)

Double glazed frosted glass 'stable' style door opening to rear. Double glazed window to side. Plumbing for automatic washing machine. Ample space for Tumble driers etc. Belfast sink. Coving to ceiling. Walls tiled to half. Door opening to annexe.

FIRST FLOOR

Reached via stairs from hallway leading to:

Landing

Window to front aspect. Doors leading off to:

Bedroom 1 (16' 01" x 16' 02") or (4.90m x 4.93m)

Found at the front of the property double glazed window to same. Radiator. Door opening to:

En-Suite (12' 05" x 9' 0") or (3.78m x 2.74m)

Double glazed window to rear aspect. Corner bath, shower attachment to taps. Shower cubicle, housing a Mira shower. Pedestal wash hand basin. w.c. Walls tiled. Radiator. Laminate flooring. Inset spot lights to ceiling.

Dressing Room (6' 01" x 7' 03") or (1.85m x 2.21m)

Again found at the front of the property, double glazed window to same. Radiator.

Bedroom 2 (11' 06" x 11' 04" Min) or (3.51m x 3.45m Min)

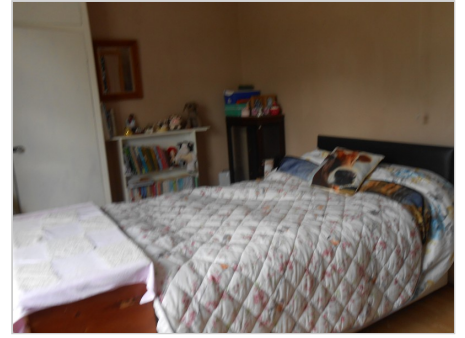
Again having double glazed window to front aspect. Radiator.

Bedroom 3 (10' 0" x 10' 09") or (3.05m x 3.28m)

Double glazed window overlooking the rear of the property. Radiator.

Bedroom 4 (15' 05" x 10' 06") or (4.70m x 3.20m)

Another rear facing bedroom, double glazed window to same. Radiator. Built in store cupboard. Laminate flooring.



Bathroom (12' 11" x 5' 02") or (3.94m x 1.57m)

Panelled bath, Triton shower over, modesty curtain surround. w.c Pedestal wash hand basin. Built in airing/store cupboard. Frosted glass double glazed window to side. Access to attic.

Annexe

Recently constructed annexe (approx. 2 years) having the benefit of double glazing throughout as well as oil fired under floor heating to all the rooms.



Annexe Entrance Door

Frosted glass double glazed door opening into:

Annexe Kitchen/Diner/Sitting Room (21' 0" x 9' 10") or (6.40m x 3.00m)

Kitchen area has been fitted with a good range of wall and base units, work tops over providing ample preparation areas. Single drainer sink unit, double glazed window looking out to rear yard. Inset 4 ring 'Lamona' ring hob, extractor fan and hood over, Neff oven and grill under. Inset spot lights to ceiling. Laminate flooring. The lounge/dining area has a double glazed patio door opening to side and double glazed window to rear overlooking pony paddock. Laminate flooring.



Annexe Bedroom 1 (9' 0" x 12' 06") or (2.74m x 3.81m)

Double glazed window to side aspect. Covings to ceiling. Laminate flooring. Door opening to:

Annexe Wet Room (8' 02" x 8' 03") or (2.49m x 2.51m)

Good size room, comprising w.c, wash hand basin and shower. Frosted glass window to side aspect.



Exterior

The property benefits from a single car garage to side, up and over door, light and power. There is also an access door opening to two useful basement rooms, which can also be accessed from the kitchen if so desired. (Present owners have covered over/blocked the access door). Enclosed rear yard, housing oil tank, good size garden/paddock area to rear.

The Farm Outbuildings

9 ton galvanised cake hopper with auger to milking parlour (not tested).

Enclosed gated concreted yard with buildings off.

Modern General Purpose Building

Modern building

Approximately 90' x 38'

Steel stanchions, part block walling. Yorkshire boarding under a cement fibre sheeted roof.

Including:

Integral Milking Parlour

Alfa Laval 6/12 herringbone.

Collecting Yard

With part slatted floor and handling/dividing pens.

Calving Pens

2 no. Calving Pens



Dairy

Dairy

3,000 litre DX Vacaar bulk tank. Wall mounted plate cooler. Basin with hot/cold water. Towel dispenser.

(Photograph taken 2014)

Pump House

300 gallon water tank for wash down. Vacaar Ice builder cooler system. Milking machine pump. Automatic boiler for bulk tank. 50 gallon hot water boiler.



Milking Parlour

Adjoining milking parlour
Lean-to
Approximately 20' x 12'
(Photograph taken 2014)

Umbrella Complex to include:

Cubicle Building No. 1
Approximately 90' x 45'
Steel stanchions, asbestos sheeted roof, part block with Yorkshire Boarding.

54 no. cubicles with 10' central feed passage. Water tanks to each side.



Silage Building

Approximately 90' x 45'
Steel stanchions, asbestos sheeted roof. Reinforced concreted side panels

Cubicle Building No2/Silage

Cubicle Building No. 2/Silage
Approximately 90' x 30'
Steel stanchions, asbestos sheeted roof. Mass concrete walling.

42 portable cubicles (to be purchased at valuation if required).

To Rear of Buildings

Enclosed underground effluent tank.

Slurry Pit

Approximately 90' x 37'6"
Concreted with block walling.

Hardcore Storage Area

To store about 2,500 big bales.

Traditional Farm Outbuildings

(opposite side of road)

300 gallon diesel tank on stand.



Stone Built Range

Approximately 115' x 22'6"

Stone built under a timber and box profile sheeted roof.

Containing:

24 Tie Cowshed

Barn with Loft Over

Containing 10 ton corn bin. 5 ton cake bin. Benthall roller mill with auger (not tested).

Lean-to Old Dairy

Used as store shed. Block built under an asbestos sheeted roof.

Lean-to Rear

3 calf cots and shore shed.

Adjoining Pine end of Range:

Young Cattle Shed

Divided into two sections. Fully enclosed. Block built under a timber and C.I. roof.

Rick Yard

Grassed area.

4 Bay Hayshed with 4 Bay Lean-to

Steel stanchions. Timber and C.I. roof.

3 Bay Dutch Barn with Lean-to

Timber and C.I. construction.

Yard below House

Enclosed gated yard.

Cattle Building

Approximately 41' x 30'

Mangers and hay rack in one building. Open fronted in two sections. Block/stone construction under an asbestos sheeted roof.



The Land

In all amounts to about 206.25 acres (83.47 ha).

Conveniently sized easy to work enclosures with strategically placed water tanks servicing the land or natural water supply.

The land is positioned in four separate blocks divided by the local county road network yet easily accessible to the farmyard and is mainly good quality pasture/arable and capable of growing prolific crops with rough grazing and woodland located to the lower levels. Compound artificial manure will be applied to a large proportion of the land, week commencing 4th July.

Concrete pad for manure storage in O.S. No. 2103 opposite Cyngordy Farmhouse with gated access to road.

Schedule of Land

Schedule of Area

O.S no	Area
7349	3.31
8559	2.61
0264	1.74
9752	2.28
9441	1.58
9127	1.99
1548	2.65
2846	1.85
4044	3.42
1133	3.84
3028	1.83
4128	1.27
9820	1.42
1116	2.63
0502	2.15
2103	1.65
1686	1.79
2593	1.08
2988	1.01
3384	1.63
2070	2.53
7179	1.29
0781	1.64
8186	1.60
8996	1.01
9387	1.22
8675	1.12
9580	0.62
9772	1.07
8960	1.85
0367	2.18
1458	1.10
8136	1.04
2655	0.17
4656	3.27
5251	0.11
5742	3.24
4838	0.33
7027	3.87
5107	6.75
7007	1.68
8109	2.54
6992	1.51
Total	83.47 Ha (206.25 Acres)



Rights of Way etc

The property is sold subject to all existing rights of way, wayleaves and easements (if any).

Footpaths

There are a number of footpaths crossing the land.

Access over lane (O.S. No. 5251) for adjoining landowner.

Easements/Wayleaves

Easement

National Grid Gas Plc and Welsh Water.

Wayleaves

BT and Western Power Distribution.

Environmental Schemes

None

I.A.C.S

The farm is registered

Basic Payment Scheme

The entitlements have been claimed by the vendors for 2016 and the purchaser/s will undertake to adhere to the Cross Compliance Regulations until the 31st December 2016.

The applicable entitlements are not included in the sale as they are being retained by the vendor.

Common Grazing Rights

As per attached schedule from the City and County of Swansea.

Services

Mains electricity, mains water, private drainage to the farmhouse.Oil CH

EPC Rating: F31

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

Directions

In an unspoilt rural location being about 3.3 miles from Junction 46 of the M4 motorway providing easy access to the road networks. Approximately 3.8 miles from Murryston and about 8.8 miles from the City of Swansea.From Junction 46 of M4 Motorway take exit off main roundabout signposted Murryston, and at next immediate roundabout take first exit signposted Murryston Hospital. Pass over cattle grid, take first exit off next mini roundabout and then 2nd turning left into Rhydypany Road, signposted Felindre and Craig Cefn Parc. Continue on this road for approx 1.4 miles and on reaching The Masons Arms Public House on the left take next immediate turning left signposted Felindre, follow this road for approx 0.9 miles, Brick built bus shelter on the left hand side and post box turn immediately right and sharp left up narrow lane. Follow lane for approx .2miles to Rhos Fawr.

These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.