

# Watts & Morgan

For Sale by Private Treaty



£90,000

## Lot 2: Approximately 6.61 Acres of Land

Llwynrhyddid Farm extends to 16.67 acres (6.75 hectares) of permanent pastureland including 2.41 acres of woodland. The land is predominately level to gently sloping in part with internal stock proof fencing comprising of a mixture of livestock fencing with mature hedgerow boundaries.



### SITUATION

The property is located to the south west of the rural village of Hensol, known for its picturesque landscapes and historical significance with rolling countryside in a tranquil setting. The property is located only 1.9 miles from Junction 34 of the M4 Motorway which provides access to Cardiff, Swansea and Bristol all being within an hours commute. The A48 is located just a short distance away from the property being 2.6 miles which provides access to Cowbridge, Culverhouse Cross and Bridgend.

### AGRICULTURAL LAND

Lot 2 - Approximately 6.61 acres of predominately level to gently sloping in part land with internal stock proof fencing comprising of a mixture of livestock fencing with mature hedgerow boundaries.

Llwynrhyddid Farm extends to 16.67 acres (6.75 hectares) as a whole of permanent pastureland including 2.41 acres of woodland

### ABOUT THE PROPERTY

Llwynrhyddid Farm, a grade II listed semi-detached 4 bedroom property, sits in approximately 16.67 acres to include landscaped gardens. Located in a wonderful rural setting, the property is perfect for those looking for outdoor space with easy access to local amenities & transport links. Accommodation comprises; A porch entrance, two kitchens and living rooms, a sitting room and storage room to the ground floor. To the first floor; 4 bedrooms and a family bathroom. Externally enjoying a beautifully landscaped front garden and courtyard benefiting from off-road parking for several vehicles and additional land divided into four parcels of varying sizes.

### BASIC PAYMENT SCHEME

The property is registered under the Welsh Basic Payment Scheme (BPS). The 2025 BPS is not included in the sale. There are no entitlements included as part of the sale.

### BOUNDARIES

The responsibility for boundary maintenance, where it is known, is as shown by the inward facing 'T' marks.

### SERVICES

Mains electricity and water are connected to the property and drainage to a private sewerage system.

### DEVELOPMENT CLAWBACK

The Land is sold subject to a 50% Development clawback provision in favour of a previous owner with approximately 14 years unexpired.

### LOTTING

Llwynrhyddid Farm is to be offered for sale as a whole or in three lots by Private Treaty.

Lot 1 - Llwynrhyddid Farmhouse and approximately 8.71 acres of Land

(edged red) and excluding the land edged green  
Guide Price: £795,000

Lot 2 - Approximately 6.61 acres of Land (edged blue)  
Guide Price: £90,000

Lot 3 - Approximately 2.41 acres of Woodland (edged orange)  
Guide Price: £50,000

### VIEWINGS

Viewings are strictly by appointment only. If you have any questions, please contact Samantha Price or Isobel Thomas of Watts and Morgan LLP by telephone; 01446 774152 or by email; rural@wattsandmorgan.co.uk

### ACCESS

The property is accessed via a right of way via a private lane. The right of way is marked in brown as shown on the attached plan.

Access to each lot is via an agricultural gate.

### TENURE

We are advised that the property is held on a freehold basis with vacant possession upon completion.

### WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Llwynrhyddid Farm is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

We are informed that the property is subject to a private 4-inch water pipe with associated rights of access which crosses Lots 2 & 3.

### SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

### HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

### PROCEEDS OF CRIME ACTS 2002

Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report proved necessary maybe precluded from conducting any further work without consent from NCA.



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

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E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

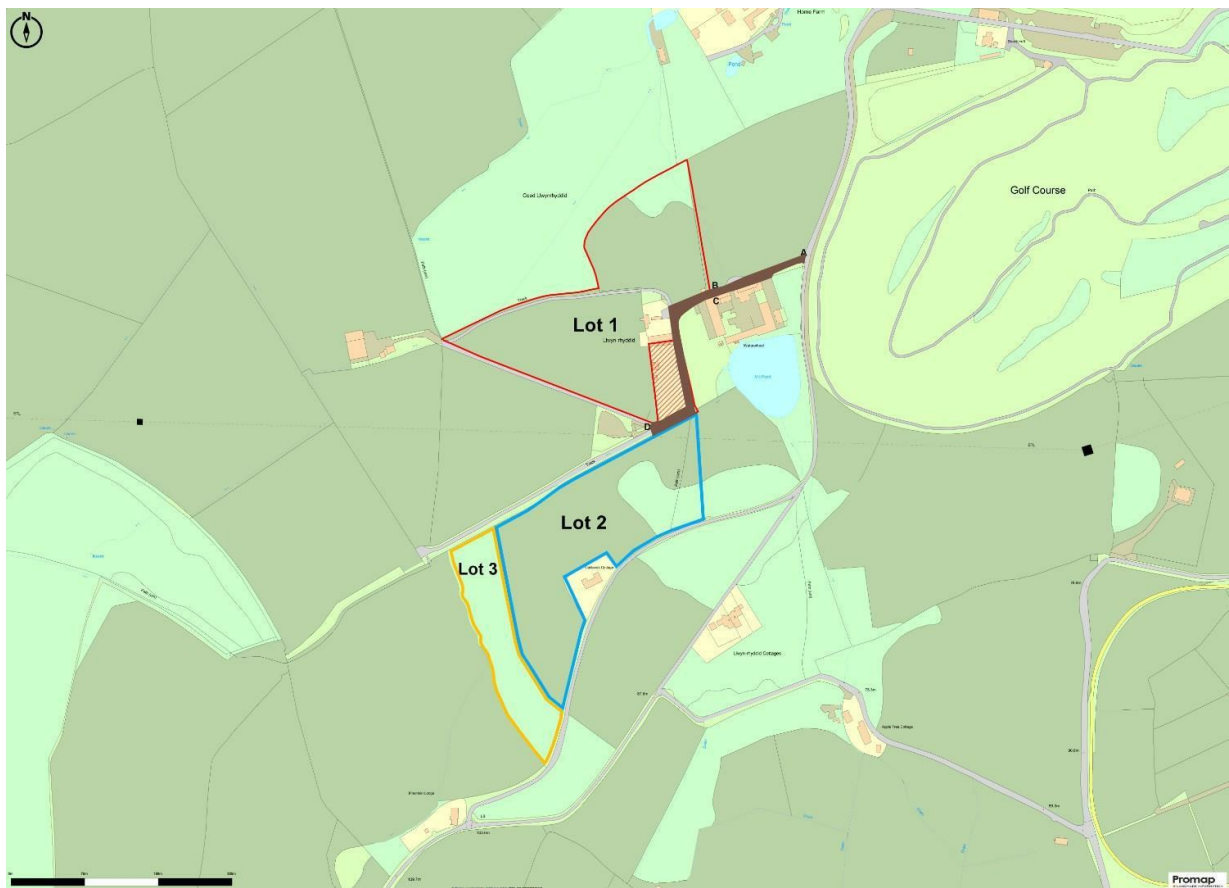
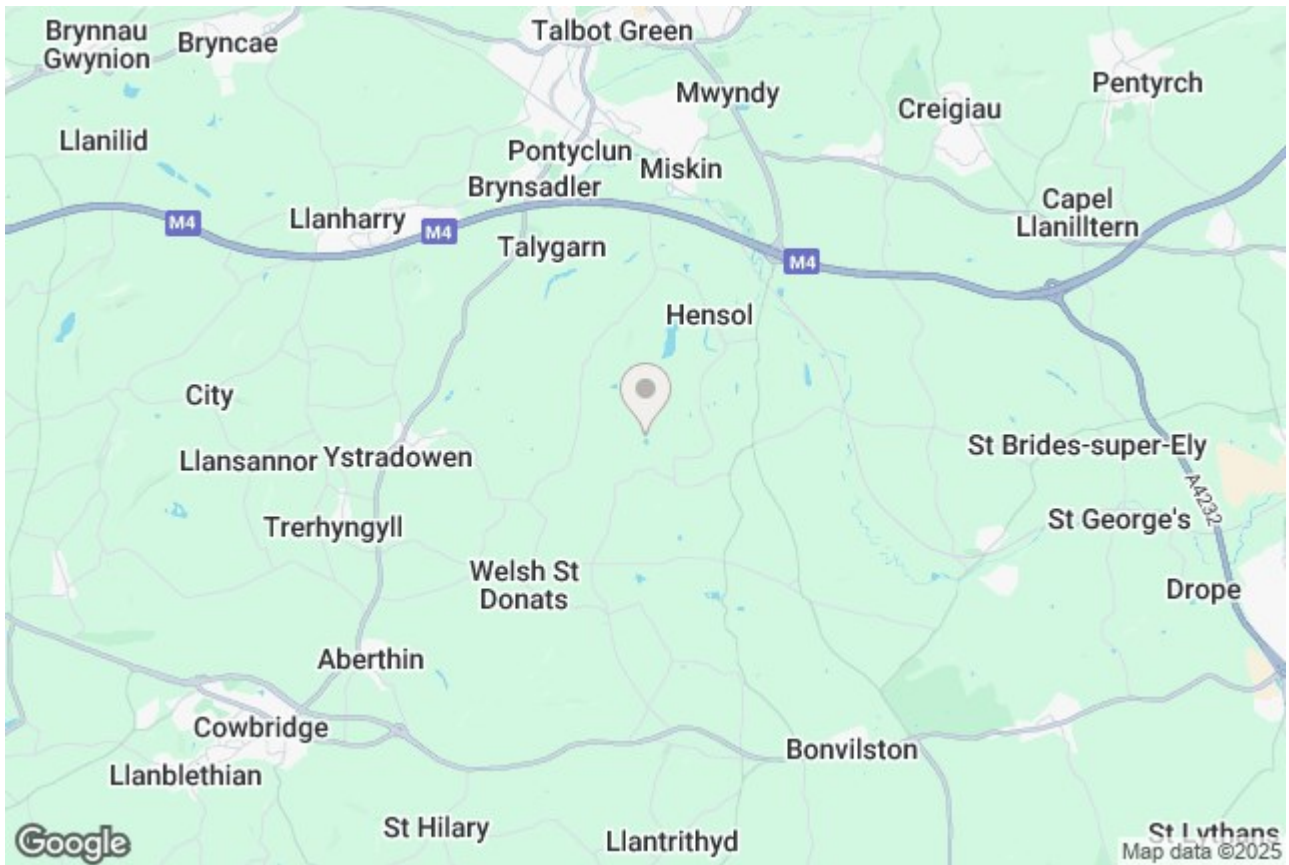
### Penarth

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