



Henrhyd Farm, Rhydyfro
Swansea, SA8 4RU

Watts
& Morgan



Henrhyd Farm Rhydyfro

Pontardawe, Swansea SA8 4RU

£600,000 Freehold

6 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Henrhyd Farm is a 72.94 agricultural holding, comprising of a substantial 6-bedroom farmhouse in need of complete renovation and refurbishment along with a range of range of outbuildings. The property has outstanding views of the local landscape with the potential for modernisation and conversion subject to planning permission.

Directions

Ammanford Town Centre - 4.7 Miles

Pontardawe Town Centre - 5.5 Miles

Swansea - 12.6 Miles

M4 Junction 46 - 8.4 Miles

Your local office: Cowbridge

T 01446 774152 (1)

E rural@wattsandmorgan.co.uk





Summary of Accommodation

DIRECTIONS

From Junction 46 of the M4 motorway, take the 1st exit on the roundabout, then the next left on to Pant Lasau Road. Travel along this road and at the roundabout take the 1st exit and take the left onto Rhydypanyd Road. Continue for approximately 7.8 miles. At the T junction turn right and continue for approx. 100m and take the first left. Continue along the stone/grass track to the property at the bottom of the slope. It is recommend to travel to the property using a 4x4.

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SITUATION

The holding is situated near the popular town of Ammanford, offering a range of local amenities and services. Swansea is located within approximately 13miles from the property. The property is located within easy access of the M4 corridor.

ABOUT THE PROPERTY

Henrhyd Farm is a 72.94 agricultural holding, comprising of a substantial 6-bedroom farmhouse in need of complete renovation and refurbishment along with a range of range of outbuildings. The property has outstanding views of the local landscape with the potential for modernisation and conversion subject to planning permission.

THE FARM BUILDINGS

Derelict Traditional Stone Barn - 28.31m x 5.96m (92'9 x 19'5)
Derelict traditional stone barn with potential for alternative uses subject to planning permission.

Storage Shed - 9.98m x 6.39m (32'7 x 21'00)
Block work construction beneath a corrugated sheet dual pitched roof with lean-to.

Livestock Shed - 20.67m x 10.77m (67'8 x 35'3)
Steel portal frame construction beneath a mono-pitched box profile roof with block walls.

Hay Barn - 12.28m x 6.78m (40'2 x 22'2)
Steel portal frame construction beneath a dual pitched sheet roof with blockwork walls and Yorkshire boarding above.

THE FARMLAND

The land extends to approximately 72.94 acres (29.52 hectares) being a combination of permanent pasture and rough grazing. The pasture is divided into several individual parcels. The land is considered predominately stock proof with boundaries primarily comprising of stock fencing. Lower Clydach River runs along the southwestern boundary.

RENEWABLE ENERGY LEASE

Part of the property is subject to a renewable energy lease for a period of 24 years from 2011. The passing rental is in the region of £15,890 per annum and is subject to rent increases in accordance with the Retail Price Index. Any intending purchasers of this lot may be provided with a copy of the lease and full details of the rent passing on request.

TENURE

We are advised that the property is held on a freehold basis with vacant possession upon completion, however buyer must be aware that part of Henrhyd Farm is held under a leasehold title CYM545106.



SERVICES

We are informed that there is electricity are connected to the property. Drainage to a private sewerage system. Purchasers are requested to make their own enquiries related to other services.

BASIC PAYMENT SCHEME

The farm has been registered under the Welsh Basic Payment Scheme. However, no application has been submitted since 2022. 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.

WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Henrhyd 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 exists over the same of for the benefit of same, whether mentioned in these particulars or not.

SPORTING, TIMBER & MINERAL RIGHTS

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

METHOD OF SALE

This property is offered for sale by Formal Tender. All tenders are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders to be sent to Watts & Morgan 55A High Street, Cowbridge, CF71 7AE in a sealed envelope marked "HENRHYD FARM". All tenders must be received by 12 noon on 24th January 2025 and accompanied by payment of the appropriate deposit made payable to D R James & Son, Pontardawe being 10% of the amount tendered.

Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post. It is advised for intending purchasers to familiarise themselves with the contract terms and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed.

The vendors will not be bound to accept the highest or any tenders.

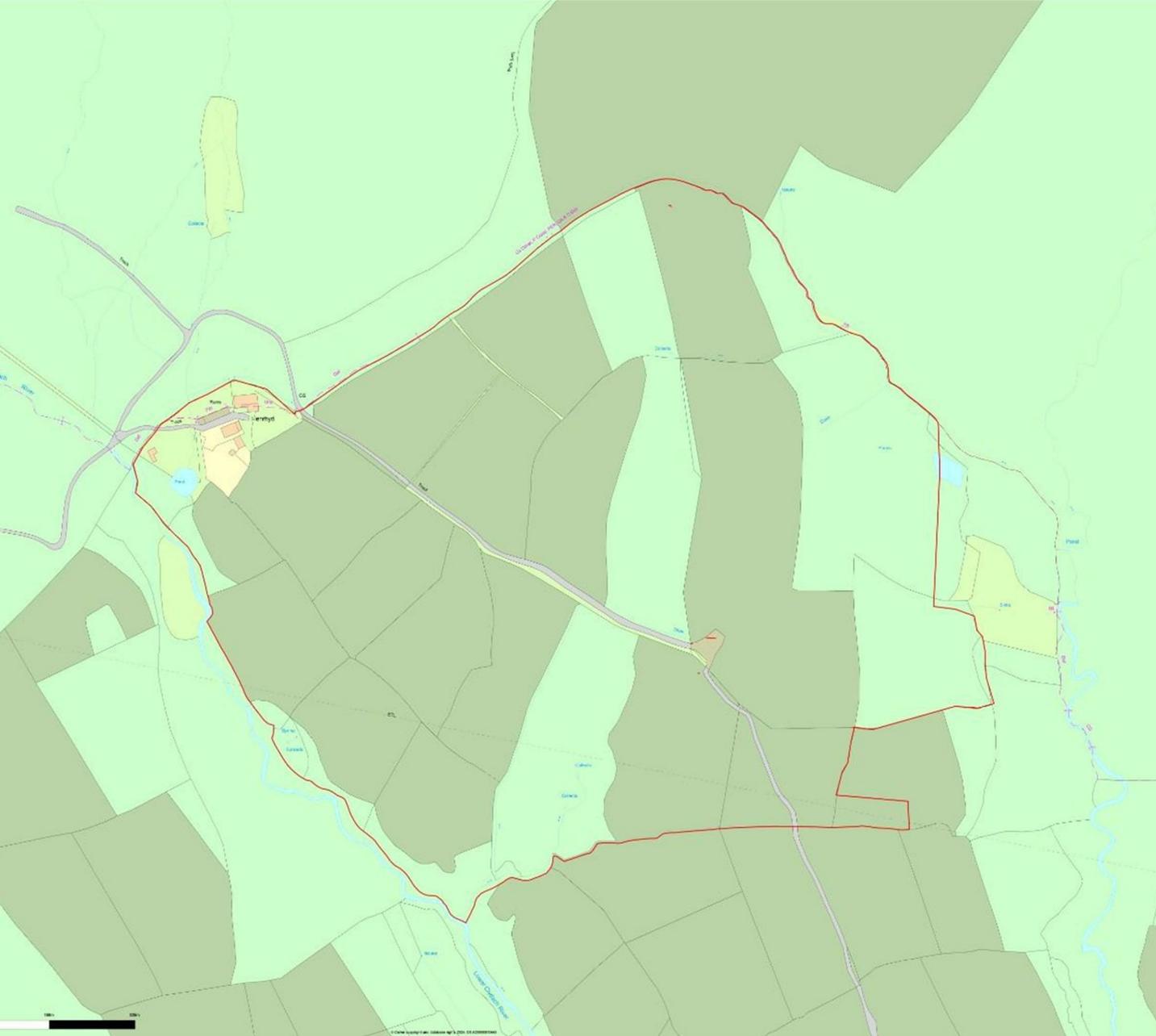
The property is offered for sale as a whole by Informal Tender. Tenders to be received by 12 noon on 24th January 2025.

SOLICITORS

D R James & Son, 3-4 Dynevor Terrace, Pontardawe, Swansea, SA8 4HY
Tel: 01792 862334

Copies of the contracts and title documents may be available on request from the Vendors Solicitors.





LOCAL AUTHORITY

Neath and Port Talbot County Borough Council, The Quays,
Brunel Way, Neath SA11 2GG Tel: 01639 686868

HEALTH AND SAFETY

Due to the nature of the property viewers should be careful and vigilant whilst on the land. Access to the land is steep and not well maintained in places therefore to access the agents would recommend the use of a 4x4 vehicle. Due to the condition of the property, internal viewings are prohibited. 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. Please note there may be livestock on the land.

FURTHER DETAILS & VIEWINGS

Viewings are strictly by appointment only through the sole agents. Due to the condition of the property, internal viewings are prohibited. 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

PROCEEDS OF CRIME ACT 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.

NO EPC AVAILABLE





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E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
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