Watts & Morgan

For Sale by Private Treaty



£90,000

Lot 2: Approximately 6.61 Acres of Land

Lot 2 of Llwynrhyddid Farm extends to approximately 6.61 acres (2.68 hectares) 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. The property benefits from direct roadside access.

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 of Llwynrhyddid Farm extends to approximately 6.61 acres (2.68 hectares) 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. The property benefits from direct roadside access.

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.

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: £705,000

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
The land can be viewed at anytime. If you have any questions, please contact Samantha Price 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 preluded from conducting any further work without consent from NCA.





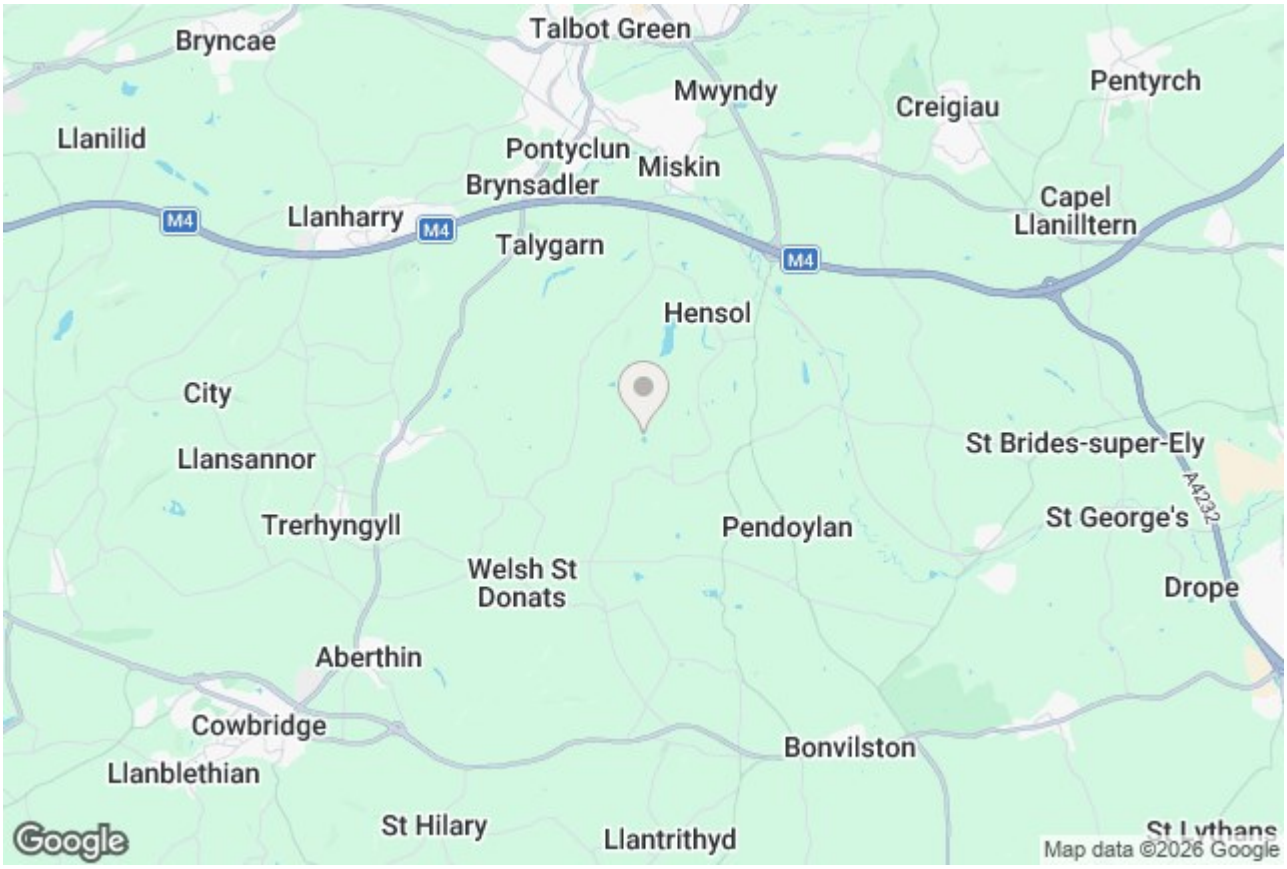
Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

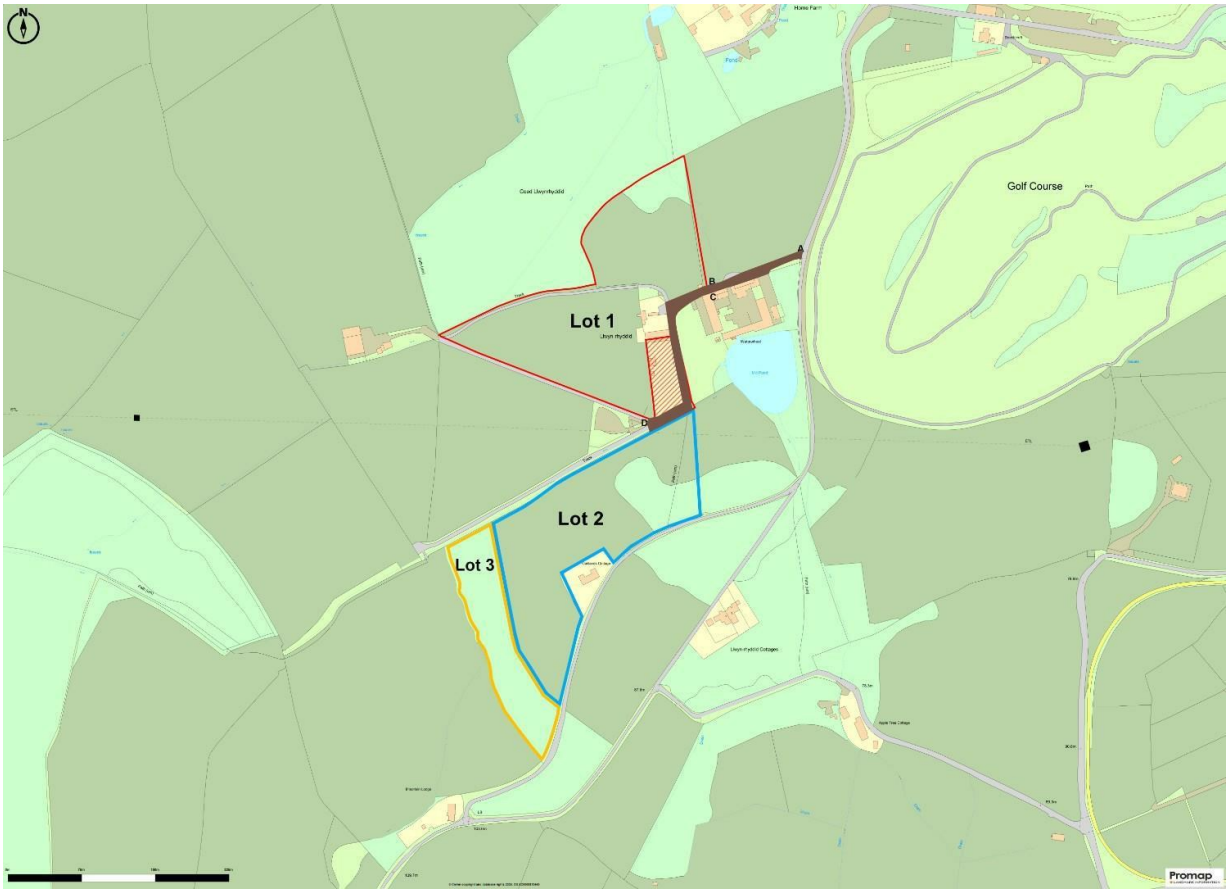
Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

Follow us on

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058. Registered Office 1 Nolton Street, Bridgend, CF31 1BX.
Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

Follow us on

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058. Registered Office 1 Nolton Street, Bridgend, CF31 1BX.
Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.