



Llan Farm

Graig Llwyn Road
Lisvane
Cardiff
CF14 0RP

hrt.uk.com



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Private Treaty
Offers In The Region Of -
£450,000

- An equestrian holding comprising bungalow, range of stables, traditional stone barn and pastureland
- Bungalow In need of complete renovation & modernisation.
- Approximately 13.09 acres of land
- Well connected to the local amenities and transport links.

Llan Farm

Llan Farm offers an opportunity to purchase an established equestrian holding comprising a one-bedroom bungalow with huge potential to renovate and modernise (or demolish and Rebuild - subject to planning permission), stone barn with potential to convert (subject to planning), range of stables and pasture land extending to approximately 13.09 acres (5.29 ha.)

Excellent rural location yet within easy access of Cardiff. Access to the M4 motorway via junction 30 is convenient from Graig Llwyn Road.

Llan Farmhouse

A detached bungalow occupying an irregular shaped plot. The property is constructed in cavity brickwork under a hipped roof covered with interlocking concrete tiles. The property is ripe for refurbishment, modernisation and potential extension (subject to planning). An opportunity also exists to demolish and rebuild the property (subject to planning).

ACCOMODATION

Arranged on the ground floor: -
Panelled and glazed door to Sun Room (3.72m x 5.642m), door leading to kitchen (2.558m x 6.90m) window to west elevation. Door from kitchen to larder and door to utility area/pantry (the utility area is of prefabricated construction). Flush door from the kitchen to the reception room (2.02m x 3.636m) window to rear elevation. Rayburn set on quarry tiled hearth serving domestic hot water requirements and radiators. Open to Lounge (4.11m x 3.98m) windows to front and side elevations. Panelled door to Entrance Hall. Door to Front Entrance porch. From Entrance Hall, panelled door to Bedroom 1 (3.929m x 3.474m), window to front elevation. Off Entrance Hall, panelled door to Bathroom (3.89m x 2.684m). Window to side elevation. Three-piece suite comprising close coupled WC, pedestal wash hand basin and disability shower.

OUTSIDE

The garden wraps around the bungalow.

Farm Buildings at Llan Farm

Llan Farm benefits from a range of farm buildings.
The buildings are suitable for Equine and Agricultural use.
The buildings are detailed below: -
1. Stable Block one - comprising two loose boxes
2. Stable Block two - comprising four loose boxes
3. Stable Block three - comprising three loose boxes and tack/feed room
4. Stable block four - providing six loose boxes - currently used for storage
5. Pole Barn
6. Detached solid stone barn

Farmland

The agricultural land at Llan Farm extends to approximately 13.09 acres (5.29 ha.) including the agricultural/equestrian buildings and yard. The land comprises areas

of good permanent pasture suitable for the production of forage crops and poorer quality grazing with a small area of woodland.

Basic Payment Scheme

The entitlements are excluded from the sale.

Access

Access to Llan Farm is off Graig Llwyn Road, with a private lane which is shared with the owners of Llan house. It is understood that the liability for the maintenance and repair of the private drive is shared between the two owners. The land edged blue on the plan benefits from a right of way over the internal track passing through the farm shown in brown.

Method of Sale

Llan Farm is offered for sale, as a whole by Private Treaty.

Please contact Elliott Rees or Emily Flint
01446 776395 / Elliottrees@hrt.uk.com
01446 772911 / Emilyflint@hrt.uk.com

Please note the vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Services

Llan Farmhouse benefits from mains electric, drainage to cesspit and Propane LPG heating system. The property benefits from a natural water supply via a borehole.

The farmland benefits from a natural water supply. The majority of the field enclosures have a natural water supply available. The stable yard benefits from water and electric.

The reliability of the water supply cannot be guaranteed. All interested parties are advised to satisfy themselves regarding the suitability of any water supply available.

Council Tax / EPC

Band E EPC Rating G

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

Sporting, Timber & Minerals

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

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There are no public footpaths crossing the land. The land edged In blue Is subject to a right of way, shown In brown.

VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

The land edged In blue on the attached site plan Is no longer for sale. It has been sold with a right of way over the internal track, which Is shaded in brown.

Guide Price

Farmhouse, farm buildings set in approximately 13.09 acres of land coloured red on the enclosed plan - Offers in the region of £450,000

Tenure & Possession

Freehold with Vacant Possession on Completion

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Directions

Postcode: **CF14 0RP**

What3words: Sheet.booth.turns

From Junction 30 of the M4, take the A4232 exit to Cardiff East. Continue for 0.4miles. At Pentwyn Interchange, take the 1st exit onto Maes y Bryn Road. Continue onto Cefn Porth Road, then turn left onto Graig Llwyn Road. Access to the farm shall appear on the left-hand side. Look out for Herbert R Thomas For Sale Board.

Viewing Arrangements

Viewings of Llan Farm including land and farm buildings is strictly by appointment only. Interested parties should contact Herbert R Thomas.

For further information please contact:

Contact: **Emily Flint**

Tel: **01446 776393**

E-mail: **emilyflint@hrt.uk.com**

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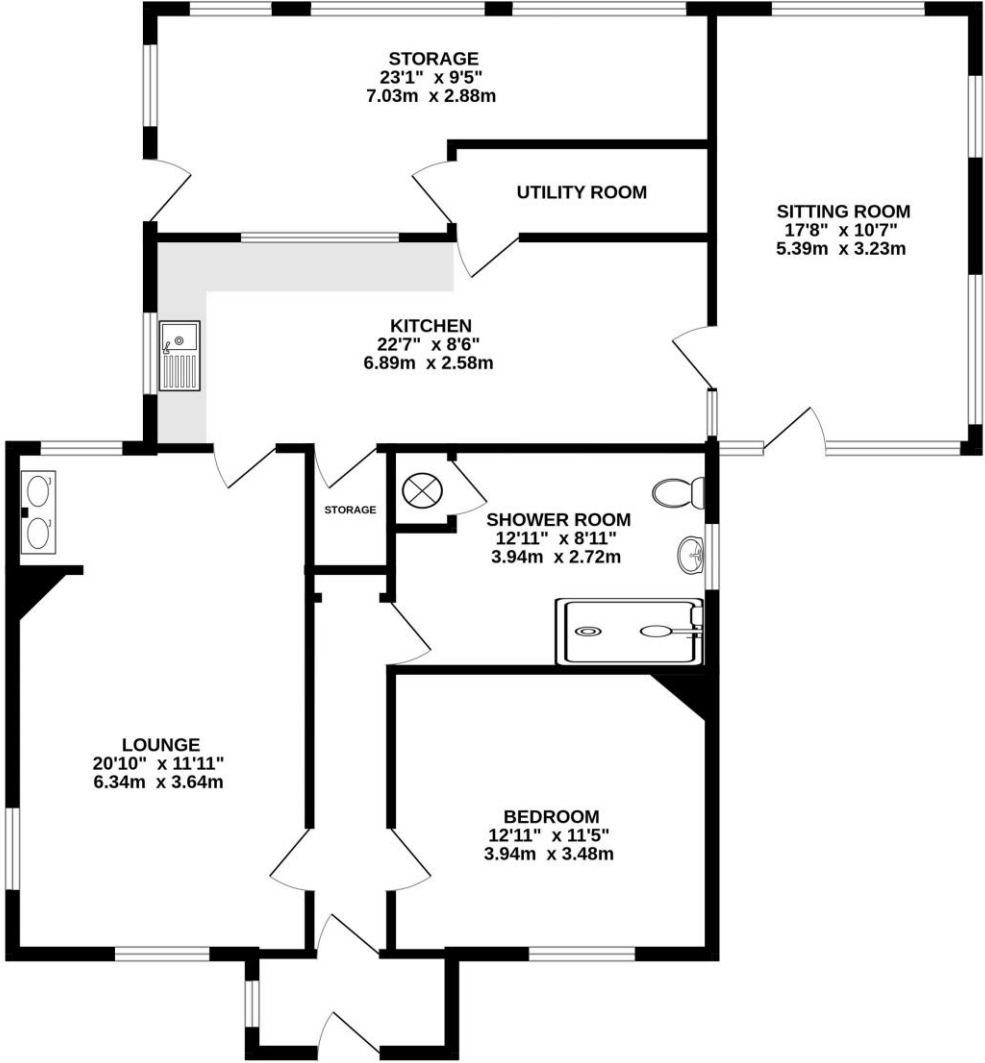
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	4 G	

