



Llan Farm

Graig Llwyn Road
Lisvane
Cardiff
CF14 0RP

hrt.uk.com



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 Sale, 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 0.4 miles. 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**

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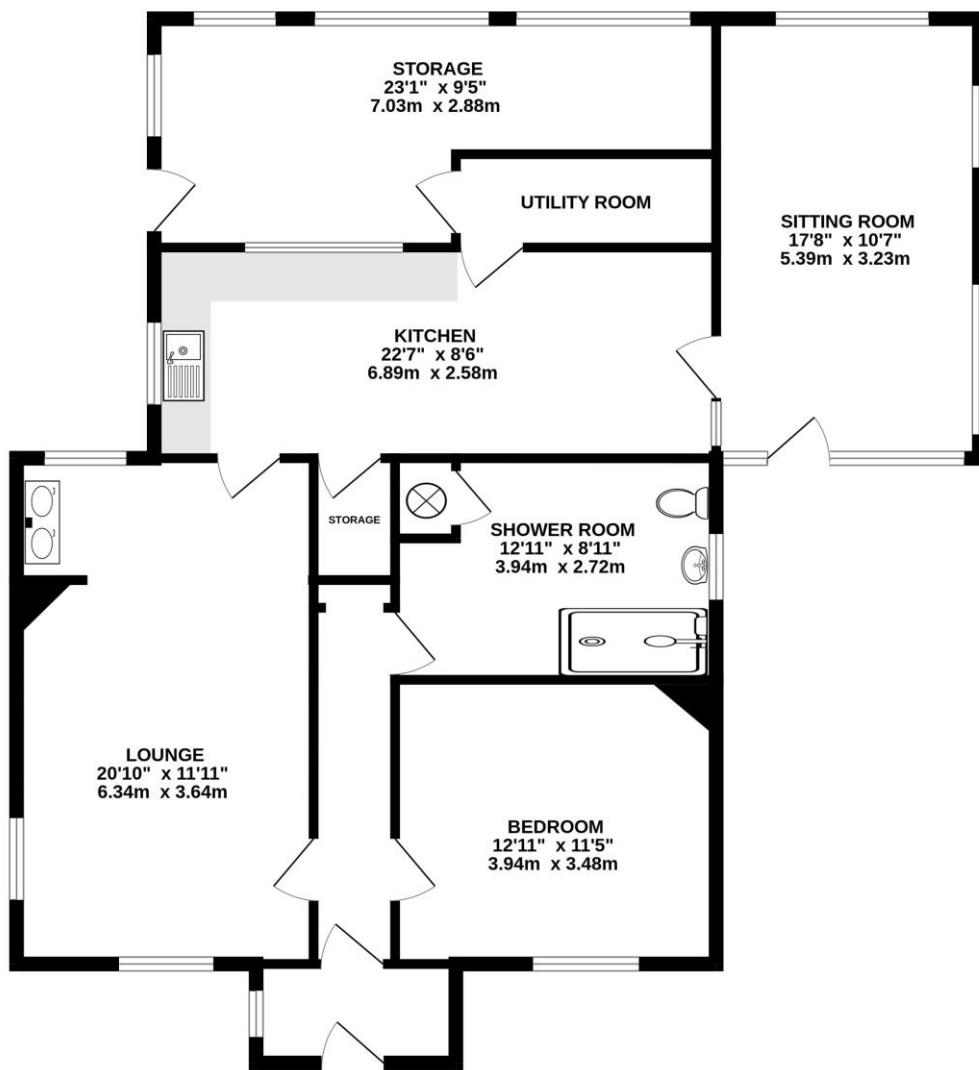
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that 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 systems, services 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	

