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herbert r thomas

Estates Farm  
Fairylane Road  
Neath  
SA11 3QE

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# Estates Farm Fairyland Road, Neath

Guide Price: £960,000

N.B

Additional – The sellers owns approximately 78 acres of land which may be available in various options to buy under separate negotiation.

Small Family Farmstead

Ideally Located in South Wales

Elevated Position

Breath-taking Views of the Vale of  
Neath & The Brecon Beacons

26 Acres In Total

Grazing pastures & Woodlands

An Ideal Equestrian Centre

3 Bedroomed Bungalow

Including Parish Road Site - Positive  
Pre-application advice for lodges &  
S-pods

Outbuildings



## Situation

A small family farmstead ideally located in south Wales in an elevated position offering breath-taking views of the Vale of Neath and the Brecon Beacons.

Detached three bedroom bungalow | Attached to the south of the bungalow is a full-length conservatory with adjoining walled patio | 26 acres in total which includes Plot 11-Spruce Wood and Parish Road Site with Pre Planning application submission for proposed use of land for siting of 14 x Pathfinder Holiday Lodges and 10 x Swift SPod6 with the principal of development considered acceptable by Neath Port Talbot Council at this location subject to compliance with the prevailing planning policies, grazing pastures and woodlands | The Farmstead is ideally placed next to Pelenna Forest with its integral bridleway and would make an ideal equestrian centre.

## Description

Estates Farm (Pen Rhiw Angharad Uchaf) is situated approximately four miles to the east of Neath Town Centre via Fairyland Road. It is around six miles to the east of Junction 43 of the M4 motorway and five miles south of the A465 Heads of the Valley Trunk Road.

Neath is situated approximately 38 miles north-west of Cardiff and around 10 miles east of Swansea.

The site is within cycling distance of Swansea and the exciting SA1 development, and the new University on Fabian Way. It is a short drive from the popular tourist areas of Mumbles, The Gower and the Brecon Beacons National Park. Please see location plan enclosed.

## The Property

Estates Farm (Pen Rhiw Angharad Uchaf) as edged red on the plan, including Plot 11 (as hatched in green on the key plan) and Parish Road Site (as hatched in blue on the key plan) extends to approximately 26 acres in total and is elevated at around 250 metres above sea level with some of the finest breath-taking views of, The Vale of Neath, Penyfan Mountain in the Brecon Beacons, The Black Mountains and Swansea Bay. The land is made up of two productive fields, Sitka spruce and Norway spruce woodlands with a substantial pond, all in a landscaped setting, under Title Nos. WA306433 and WA369875.

Included within the property is the detached stone built three-bedroomed bungalow (built in 1987). Attached to the south of the bungalow is a full-length conservatory with adjoining patio

area. Fenestration is provided by the uPVC wood effect windows with doors to match.

## Accommodation

ENTRANCE HALLWAY with access to loft. Radiator. Laminate flooring | LIVING ROOM 6.226m (to chimney breast x 2.707m with fireplace, two radiators. Laminate flooring | KITCHEN 2.676m x 3.461m, with range of fitted units, stainless steel sink and drainer, fitted oven, microwave and hob. Radiator. Tiled floor | CONSERVATORY 6.478m x 2.826m with fitted units and washing machine/dryer. Floor standing oil-fired boiler. Radiator. Tiled floor | BEDROOM ONE (front l/h/s) 3.493m x 2.732m with fitted Sharp wardrobes and dressing table, Radiator. Laminate flooring | BEDROOM TWO (rear l/h/s) 3.493m (max) x 2.679m. Radiator. Laminate flooring | BEDROOM THREE (rear) 3.092m (max) x 2.712m. Radiator Laminate flooring | BATHROOM (rear) with bath, heated towel rail, WC and wash hand basin, with fitted airing cupboard. Laminate flooring.

## Outside

Block-built outbuildings;  
7.166m x 5.692m and 5.905m x 5.916m  
Barn (to include);  
18.127m x 8.931m  
2 block-built stables and one store-room both with mezzanine floors.

## Access General Comment

The current access route to the property for sale is from the west via Fairyland Road.

The new owners will have the benefit over all the rights of way over the private farm tracks for all purposes.

## Further Access

The land for sale benefits from a Private (unlicensed) (shared) Heli-pad GPS positioned on the south side of the land as shown on the key plan. (Identified with a “H”).

## Method of Sale

By Private Treaty

## Wayleaves, easements & rights of way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive

covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a high-pressure pipeline running along the southern boundary field of the property which has the benefit of an Easement Deed dated 1975.

## Plan

The plan attached to these particulars is shown for identification purposes only and whilst every care has been taken, their contents cannot be guaranteed.

## Tenure

The property is sold freehold.

## EPC Rating

Current EPC Rating - D

## Health and Safety

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





## Directions

Postcode: SA11 3QE

Take Junction 43 of the M4 and continue onto the A465. Leave the A465 signposted Seven Sisters / Tonna, follow the Tonna signs into Tonna.

After passing the river bridge, at the mini roundabout turn right as if heading back towards Neath, out through Tonna and past the new Barratt Housing Development on the left-hand side of the road, then take the next available left-hand turn onto Fairyland Road. Follow the road right to the top, continue over the cattle grid and travel straight towards the woodlands in the distance. You will come to another cattle grid and gate pillars marked "Pen Rhiw Angharad Uchaf". Continue along the roadway and turning left after the water tower (castle) building, passing the holiday lodge on your right-hand side and then the barn and down onto the yard of the bungalow

## Tenure

Freehold

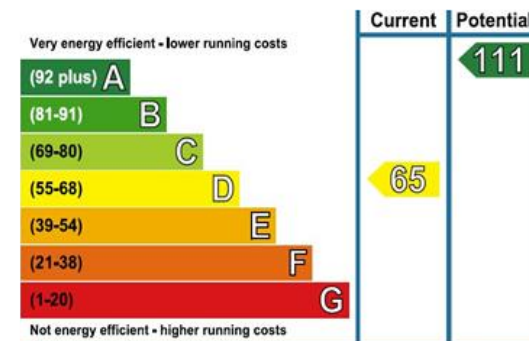
## Services

**Water** - Private well with water tested annually (a July certificate will be available in the legal pack)

**Mains electric** is provided underground to the main buildings

**Drainage** - The buildings benefit from septic tank drainage

**Heating** - The bungalow benefits from a Worcester Danesmoor Oil Fired Central Heating with bunded oil tank.



Viewing strictly by appointment only with;

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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.



### Plot 11 - Spruce Wood

Included within the sale is the freehold Plot 11 (hatched green on the key plan) which benefits from the same outstanding views as the bungalow. Planning permission was granted in 2014 for a timber-framed lodge identical to "Barnwood".

### Parish Road Site

Also Included In the sale Is the Parish Road Site (hatched in blue on the key plan). A pre-planning application was submitted In August 2019 for the siting of 14 x Pathfinder Holiday Lodges and 10 x Swift SPod6.

Pathfinder home lodges measuring 40ft by 20ft, provides 2 ensuite double bedrooms, a bathroom, kitchen and lounge/diner.

SPod6 measure 21ft by 12ft providing a double bedroom, a shower room and kitchen/lounge which doubles at night into a second bedroom.

The principal of development Is considered acceptable at this location subject to compliance with the prevailing planning policies. Copies of pre planning application advice dated 29.09.2019 is available on request.

