



Bodwenarth Farm

23 Hilltop Avenue

Cilfynydd, Pontypridd

CF37 4HZ

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Bodwenarth Farm
23 Hilltop Avenue, Cilfynydd,
Pontypridd, CF37 4HZ

By Private Treaty
£845,000

For Sale as a Whole or in 3 Lots

An upland hill farm with a 3-
bedroom detached bungalow; a
small range of farm buildings in all
extending to approximately 131.68
acres (53.29 hectares).

Modern detached three bedroom
bungalow

Fantastic Rural Views

Small range a farm buildings

Approximately 131.68 acres of land

Common Hill Rights

Well connected to the local
amenities and transport links.

Bodwenarth Farm

Bodwenarth Farm offers an opportunity to purchase an upland hill farm with Common Grazing Rights on the adjoining Mynydd Eglwysilan Common in a pleasant rural location yet within easy access of Cilfynydd, Pontypridd and Cardiff.

Bodwenarth Bungalow

A very well-presented detached bungalow in good decorative order throughout, with a generous garden to the rear backing onto adjoining farmland.

A covered veranda leads to a glazed front door through to entrance hall with storage cupboard. Bay fronted lounge, 12'3 x 17'1, fully carpeted, central ceiling light and dual aspect with window to side elevation and bay to front.

Fully integrated kitchen, 11'7 x 13'3, ceramic tiled floor, light wood wall and base mounted units, great affect roll top work surface, inset stainless steel sink and drainer, inbuilt fridge freezer, dishwasher, oven, induction hob extractor above. Part glazed door to side and a pair of French doors leading through to conservatory. Conservatory, 10'2 x 12'9, tile floor, UPVC double glaze windows and pendant style roof and Double doors out to rear garden.

Modern family bathroom, ceramic tiled floor, recess ceiling spotlights, modern low-level WC, matching inset wash handbasin with vanity storage below and above, corner fully tiled shower enclosure with mains fed shower and large frosted window to the rear.

Bedroom one, 14'4 x 9'9, fully carpeted, central pendant ceiling light, fitted wardrobes and a large window overlooking rear garden. Bedroom two, 13'5 x 10'2, fully carpeted, central ceiling light, inbuilt storage cupboard and large window to the front. Dining room/bedroom three, 11'10 x 7'2, fully carpeted, central ceiling light and large window to side elevation.

To the front level tarmac double drive runs alongside a hedge lined front lawn and paved pathway giving access to the front, side and rear of the property.

The generously sized rear garden is predominantly flat laid lawned with good quality hedgerow plus post and wire fencing with far reaching, panoramic rural views. There is also a solid built outbuilding benefiting from power, water and plumbing and is currently used as a utility room/store.

Farm Buildings at Bodwenarth Farm

Bodwenarth Farm benefits from a small range of farm buildings.
The Buildings are suitable to house livestock in addition to storing forage crops and farm machinery.

The buildings are detailed below: -

1. Portal Framed Livestock Shed (Approximately 13.00m x 12.70m)
2. Machinery Shed (Approximately 15.50m x 5.00m)

3. Corrugated Shed (Approximately 9.70m x 12.20m)

4. Corrugated Shed (Approximately 9.20m x 4.60m) and Lean-to (Approximately 9.20m x 4.00m)

5. Collecting yard

Farmland

The agricultural land at Bodwenarth Farm extends to approximately 131.68 acres (53.29 ha.) including the farm buildings/yard. The majority of the land is gently sloping pastureland capable of being mown and grazed by livestock. A large area to the north of holding comprises woodland and rough grazing. Areas to the east of the holding comprise small areas of rush.

The majority of the properties external and internal boundaries appear to be stockproof comprising livestock fencing and areas of stone walls.

The farmland benefits from Common Grazing Rights on Mynydd Eglwysilan Common.

Lotting

Lot 1: Bodwenarth Bungalow - Three-bedroom bungalow, small outbuilding/utility room and generous size garden as coloured red on the plan.

Lot 2: Approximately 117.55 acres of land and a small range of farm buildings as coloured green on the plan. Access to the land is identified by points A, B, C, D and E. Access at point E is via a right of way over an unowned track which is not adopted.

Lot 3: Approximately 14.13 acres of sloping pastureland with access identified by points F and G as coloured pink on the plan. Both access points are via a right of way over an unowned track which is not adopted.

Basic Payment Scheme

The Farm has been registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale but are available to purchase by separate negotiation. The seller will retain the benefit of the 2021 Basic Payment Scheme claim.

Access

Bodwenarth Bungalow benefits from roadside access from Hilltop Avenue. The land and farm buildings benefit from a number of single gated access points as identified by points A, B, C, D, E, F and G.

Access point A - Hilltop Avenue, access point B - Heol Mynydd, access points C & D - Pen Heol Ely Road plus access points E, F and G via a right of way over an unowned track which is not adopted.

Method of Sale

By Private Treaty.

Development Clawback

The land and buildings will be sold subject to a 30-year Development Clawback Arrangement. The permitted use will be an Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of a Planning Permission or the implementation of a Planning Permission will trigger the clawback at a rate of 30% of the Development Value or Sale Value less the current use value.

Services

Bodwenarth Bungalow benefits from mains electric, water, gas and sewage.

The farmland does benefit from a natural water supply. The majority of the field enclosures does have a natural water supply available.

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 D EPC Rating D

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 several public rights of way on the land.

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.

Guide Price

Lot 1 - Bodwenarth Bungalow - Offers In excess of £275,000.

Lot 2 - Approximately 117.55 acres of land and farm buildings - Guide Price
£480,000

Lot 3 - Approximately 14.13 acres of land - Guide Price £90,000

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: **CF37 4HZ**

From Junction 32 of the M4, travel in a northern direction along the A470 for approximately 5.8 miles before taking the exit towards Llantrisant/A473. At the roundabout take the second exit onto Pentrebach road/A4054, continue on this road for approximately 2.4 miles before taking a right-hand turn onto Cross Street. Continue up the hill before taking a right-hand turn onto Wood Street and continue onto Oakland Terrace before taking a right-hand turn onto Batten Way. Continue on this road for 0.2 miles before taking a left-hand turn onto Hilltop Avenue where the property shall appear at the end of the cul-de-sac. The access to the land shall appear on the right-hand side Identified with a Herbert R Thomas For Sale sign.

Viewing Arrangements

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

For further information please contact:

Contact: **Elliott Rees**

Tel: **01446 776395**

Mob: **07889 225 212**

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

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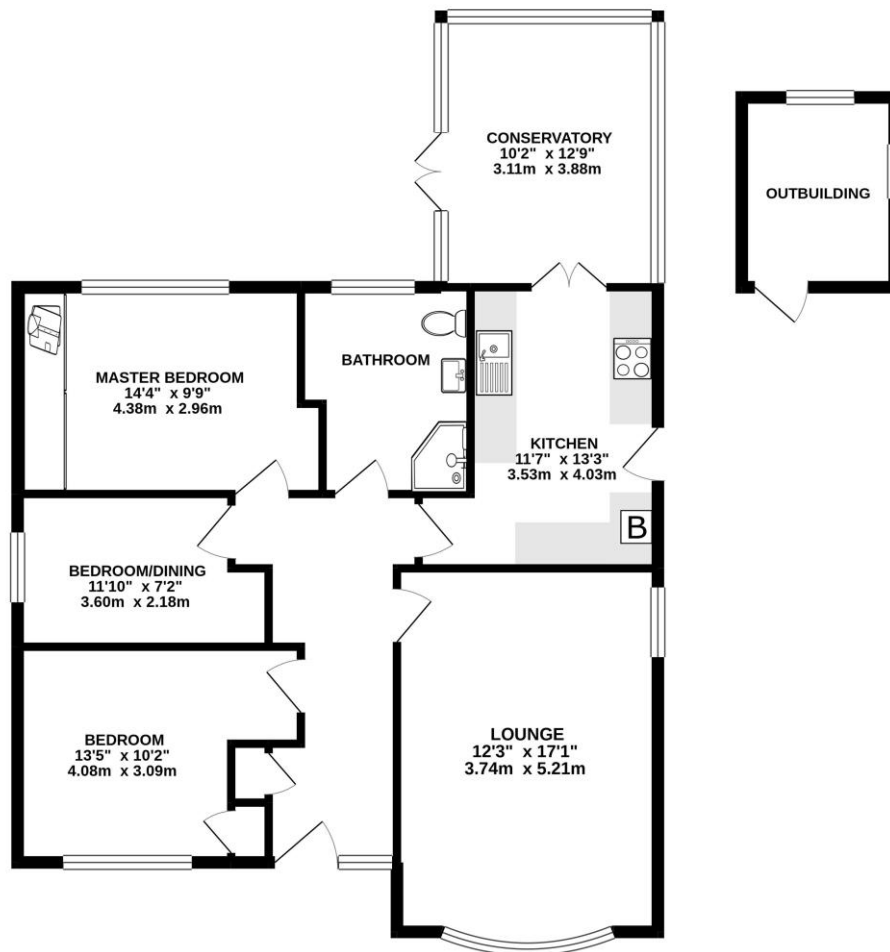


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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





GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



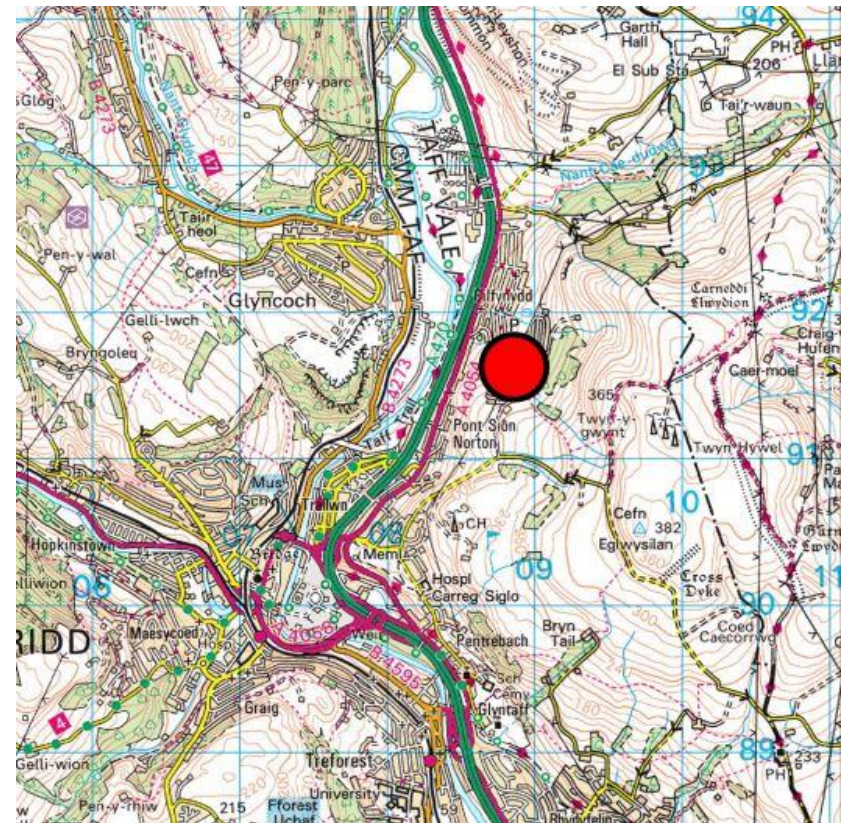
TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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Cilfynydd, Pontypridd, CF37 4HZ**

SCALE :
1: 7139 @ A4

DATE :
13/04/2021



MAP FILENAME :
Bodwenarth Farm.mpd

Map data shown may contain Ordnance Survey © products supplied by
Pear Technology Services Ltd. Email: info@peartechology.co.uk
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- | | |
|-----------------------------|--|
| Lot 1 - Bodwenarth Bungalow | Lot 2 - 117.55 Ac of Land & Small Farm Buildings |
| Lot 3 - 14.16 Ac of land | Rights of way |
| Site Boundary | |

