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Tir Thomas James
Farm

Eglwysilan Road,
Lower Groeswen,
Nantgarw

CF15 7UU

hrt.uk.com



Tir Thomas James Farm
Eglwysilan Road,
Lower Groeswen,
Nantgarw,
CF15 7UU

Informal Tender Guide Price - £680,000

For Sale as a Whole or in 3 Lots

- An equestrian holding comprising farmhouse, range of stables, traditional and modern farm buildings, pastureland and open woodland.
- Traditional stone farmhouse In need of complete renovation & modernisation.
- Range of farm buildings
- Approximately 30.91 acres of land
- Well connected to the local amenities and transport links.

Tir Thomas James Farm

Tir Thomas James Farm offers an opportunity to purchase an established equestrian holding comprising a traditional stone constructed two-bedroom farmhouse with huge potential to renovate and modernise, stone barn with potential to convert (subject to planning), an extensive range of stables/agricultural buildings and pasture land extending to approximately 30.91 acres (12.51 ha.)

Excellent rural location yet within easy access of Caerphilly, Pontypridd and Cardiff. Access to the M4 motorway via junction 32 is convenient from the A470.

Tir Thomas James Farmhouse

A detached two storey solid stone constructed under slate roofed farmhouse with single storey solid stone projection to side with loft, ripe for refurbishment, modernisation and for potential extension (subject to planning).

GROUND FLOOR

Panelled and glazed door to Entrance Porch, leading to snug (2.261 x 4.506m) uPVC double glazed window to west elevation. Star 14 biomass Wood Pellet Boiler serving domestic hot water requirements and radiators. Ledged and braced door to inner lobby central positioned staircase to first floor. Ledged and braced door to living room (4.55 x 3.318m) uPVC double glazed window to west elevation. From lobby, ledged and braced door to kitchen (2.248 x 4.150m) restricted headroom. uPVC double glazed window to north elevation. Panelled door with steps up to ground floor bathroom (3 x 1.85m). uPVC double glazed window to rear. Three-piece suite comprising close coupled WC, pedestal wash hand basin and acrylic bath with Triton Electric Shower over.

FIRST FLOOR

Bedroom one (3.327 x 4.553m) a double bedroom with uPVC double glazed window to west elevation. Polystyrene tiled ceiling and carpet to floor. Bedroom two (4.556 X 2.256m) a double bedroom with uPVC glazed window to west elevation. Polystyrene tiled ceiling and carpet to floor. Airing cupboard with hot water tank and emersion switch.

OUTSIDE

The garden is positioned to the west of the farmhouse.

Farm Buildings at Tir Thomas James Farm

Tir Thomas James Farm benefits from a range of farm buildings.

The Buildings are suitable for Equine and Agricultural use.

The buildings are detailed below: -

1. Timber Pole corrugated Iron clad workshop
2. Stable block, comprising 7 loose boxes, Internal tack rooms and staff area
3. Detached solid stone barn, comprising 8 loose boxes and tack room.
4. Stable block three - providing three loose boxes.
5. Original Dutch Barn with projections to west. There is one loose box. The remainder of this building is used for storage purposes.

6. Stable block four - Used variously as tack rooms, feed rooms and with three loose boxes.

7. Open fronted pole barn; used to store agricultural equipment

Farmland

The agricultural land at Tir Thomas James Farm extends to approximately 30.91 acres (12.51 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 areas of open woodland.

Lotting

Tir Thomas James is available as a whole, or in four lots as follows: -

Lot 1: Farmhouse, yard, range of traditional and modern Equine and Agricultural buildings as coloured in red on the enclosed plan. Set in approximately 19.16 acres of pasture land and woodland.

Lot 2: Approximately 4 acres of permanent pasture coloured orange on the enclosed plan. Access is available through a right of way over the Internal track passing through lot 1 shown in blue.

Lot 3: Approximately 7.73 acres of permanent pasture as coloured in purple on the enclosed plan. The land comprises of a mixture of gentle sloping or flat pasture land. A Natural Water supply is available. Access is via an agricultural gate off Heol-Y-Bwnsi.

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

Access to Tir Thomas James farm is off Heol Y Bwnsi, with a farm track leading into the farmyard. Access to each lot is via an agricultural gate, each marked A on the plan. Lot 2 benefits from a right of way over the Internal track passing through lot 1 shown in blue.

Method of Sale

Tir Thomas James Farm is offered for Sale, as a whole or in four lots by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: Monday 16th August 2021 at 12 noon

Please contact Elliott Rees or Emily Flint for a Tender Form.

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

Tir Thomas James Farmhouse benefits from mains electric, water, drainage to cesspit and Biomass fuel central heating system.

The farmland does benefit from a natural water supply. The majority of the field enclosures do have a natural water supply available. The equestrian/agricultural buildings benefit from mains 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 D EPC Rating F

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 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

As a whole - £680,000

Lot 1 - Farmhouse, farm buildings set in approximately 19.16 acres of land coloured red on the enclosed plan - Guide Price £540,000

Lot 2 - Approximately 4 acres of land coloured orange on the enclosed plan - Guide Price £50,000

Lot 3 - Approximately 7.73 acres coloured purple on the enclosed plan - 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: **CF15 7UU**

From Junction 32 of the M4, travel in a northern direction along the A470 for approximately 1.7 miles before taking the exit towards Rhydyfelin/A4054. At the roundabout take the sixth exit, continue on this road for approximately 0.3 miles before taking a right-hand turn onto Heol-Y-Bwnsi. Continue for 0.9 miles. The access to the farm shall appear on the left-hand side Identified with a sign for Tir Thomas James Farm. Look out for Herbert R Thomas For Sale board.

Viewing Arrangements

Viewings of Tir Thomas James 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**

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



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.





KITCHEN
13'8" x 7'5"
4.16m x 2.25m

BATHROOM
10'0" x 6'2"
3.06m x 1.88m

SITTING ROOM
8'3" x 14'10"
2.52m x 4.51m

LOUNGE
10'10" x 14'10"
3.31m x 4.53m

OUTBUILDING
12'1" x 13'1"
3.68m x 3.98m


STORAGE

UP

UP

The floor plan shows a rectangular room divided into three sections. On the left is a bedroom labeled "BEDROOM 7'5" x 15'0" 2.26m x 4.56m". On the right is another bedroom labeled "BEDROOM 10'10" x 14'11" 3.29m x 4.54m". In the center is a staircase with an upward-pointing arrow and the word "DOWN" below it, indicating the stairs lead down. A door is located on the left wall of the left bedroom, and another door is on the bottom wall of the right bedroom.

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		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

