



Cefn Fforest Farm,
Treharris, CF46 5RN



Cefn Fforest Farm, Treharris, CF46 5RN

£1,100,000 Freehold

Lot 2: £250,000 Freehold

6 Bedrooms: 1 Bathroom : 3 Reception Rooms

The property comprises of a detached 6-bedroom farmhouse with a range of traditional stone built and semi-modern farm buildings set in approximately 185 acres of land including approximately 83 acres of pasture, 91 acres of deciduous woodland and approximately 11 acres of rough hill grazing. Part of the land is subject to a lease for a 500kw wind turbine

Directions

From junction 32 of the M4 motorway continue North via the A470 until you come to the Abercynon Roundabout. Take the third exit towards Nelson on the A472. Cross over the A470 until you come to a small roundabout and take the first left and turn towards Treharris. Continue along the A4054 for approximately 1.5 miles and take the right hand turn signposted for Treharris. Continue along the B4254 and take a left-hand turn onto Bargoed Terrace. Continue along Bargoed Terrace and take the first right hand turn onto Twyn Y Garreg. Continue along Twyn Y Garreg and the farm is approximately 1.5 miles on the right-hand side. The property is accessed via a short farm drive directly off an unmarked public highway.

- Pontypridd 7.0 miles
- Cardiff City Centre 23.8 miles
- M4 (J32) 13.7 miles

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SITUATION

The property is situated in a convenient location approximately 1 mile from north of Treharris. It is situated approximately 2.7 miles from the A470 at the Abercynon Roundabout which is the main access route between Merthyr Tydfil and the M4 at Junction 32.

THE FARMHOUSE

The farmhouse is a substantial detached 5/6-bedroom t-shaped farmhouse in need of complete renovation and modernisation. It is constructed of rendered stone elevations under a tiled roof and benefits from a stone barn with corrugated sheet roof which adjoins the house on its southerly gable end and may have potential for conversion subject to any necessary planning permissions.

THE FARM BUILDINGS

The farm buildings comprise of a range of traditional stone-built farm buildings and semi modern hay barn situated in the farmyard adjoining the farmhouse. They may have potential for conversion for alternative use subject to any necessary planning permissions.

THE FARMLAND

The farmland which includes approximately 83 acres of pastureland most of which comprises southerly facing hay meadows which are mowed annually for hay. There is a further area of steepish hill grazing situated to the southwest of the farm comprising approximately 11 acres

THE WOODLAND

Cefn Fforest Farm includes a substantial block of approximately 84 acres of mostly deciduous woodland situated along the westerly boundary of the property. The woodland comprises mostly beech, oak and silver birch and adjoins the Nant Cothi brook at its western edge. The woodland area appears to be subject to some former quarry workings with a quarry face and former coal tip situated within it.

SERVICES

We are informed that the farm has the benefit of a mains water supply and separate well fed water supply. The farmhouse benefits from mains electricity and a private sewerage scheme. The land benefits from natural water supply albeit is not available to all fields.



WIND TURBINE LEASE

Part of the property as shown in blue on the plan is subject to a wind turbine lease for a period of 25 years from 2015. The passing rental is in the region of £22,500 per annum and is subject to rent increases in accordance with the Retail Price Index. The freehold of the wind turbine lease may be offered for sale as part of the main holding or as a separate lot. Any intending purchasers of this lot may be provided with a copy of the lease and full details of the rent passing on request.

LOTING

The farm is offered for sale in two lots as outlined below:-

Lot 1: The farmhouse, farm buildings, agricultural land and woodland comprising in total approximately 185 acres. Guide Price £1,100,000

Lot 2: Approximately 0.21 acres of land subject to the wind turbine lease. Lot 2 is marked in Blue on the attached plan. Guide Price £250,000

BASIC PAYMENT SCHEME

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

BOUNDARIES

The responsibility for boundary maintenance, where it is known, is as shown by the inward facing 'T' marks.

WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

Lot 1 is offered for sale subject to a right of way in favour of the owner and operator of the wind turbine site and any Assignees, for the term of the lease. The property is subject to a right of way in favour of land to the south west of the farm as shown Orange on the plan, this right of way is at all times and for all purposes.

SPORTING, TIMBER & MINERAL RIGHTS

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

DEVELOPMENT CLAWBACK

The land is offered for sale free of any development clawback provision.



TENURE AND SERVICES

The freehold of Lot 1 is offered for sale with the benefit of vacant possession subject to rights of access in favour of the owner and leaseholder of Lot 2.

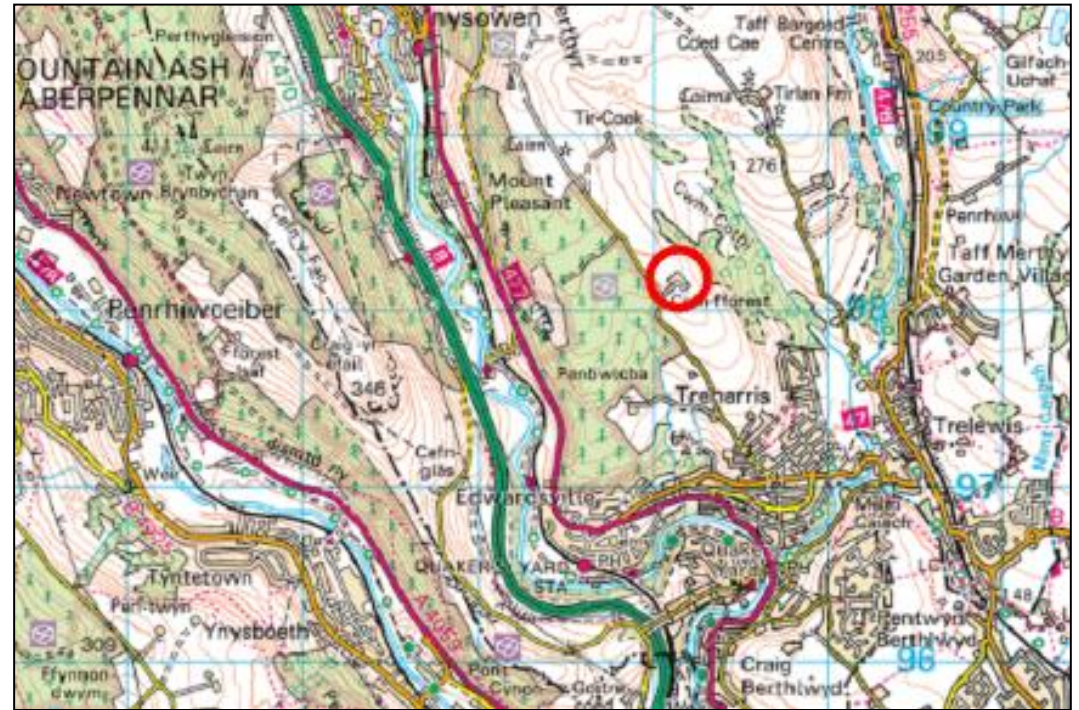
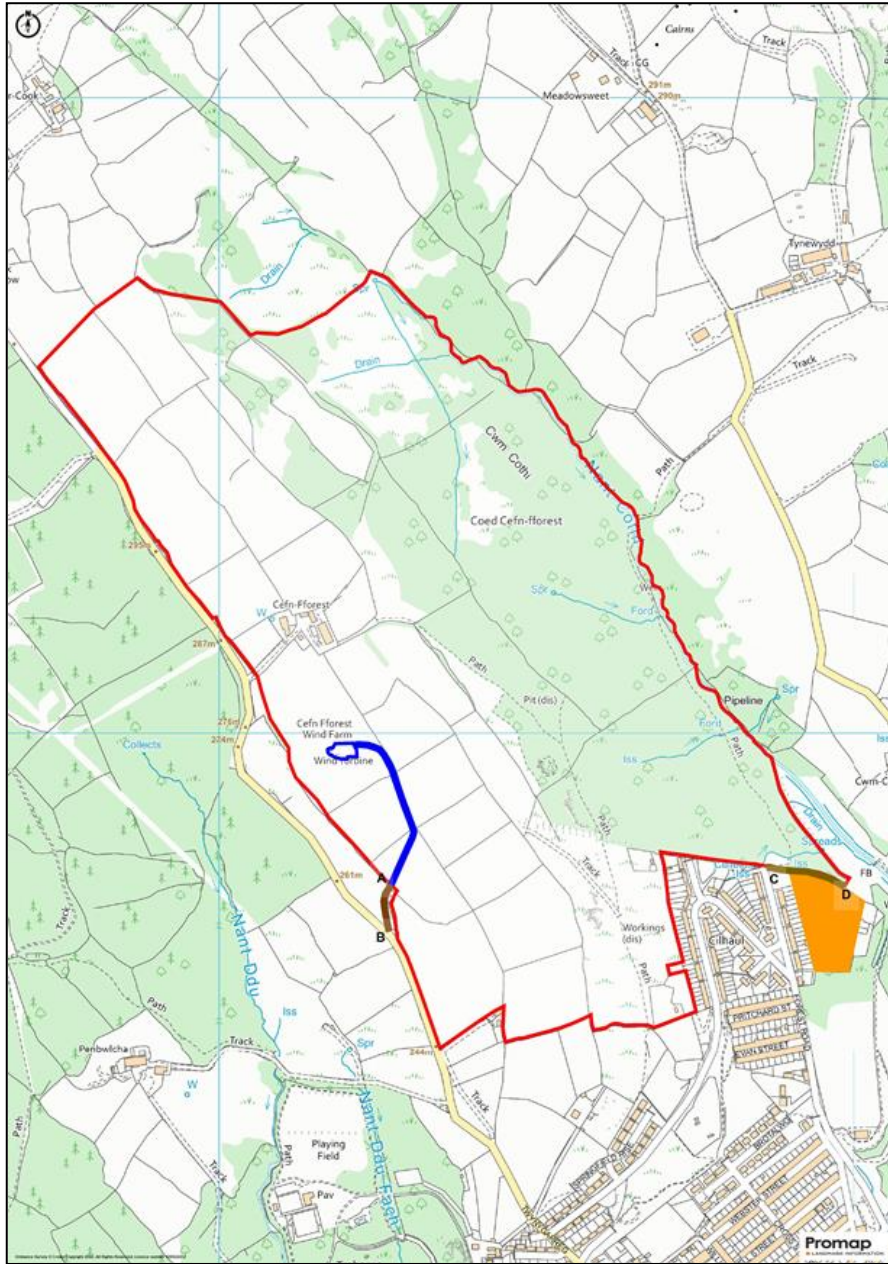
The freehold of Lot 2 is offered for sale subject to the existing lease to the wind turbine operator and any assignees.

HEALTH AND SAFETY

The property is currently a working farm and therefore viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk. Please note there may be cattle on the land.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report have proved necessary maybe precluded from conducting any further work without consent from NCA





Bridgend

T 01656 644 288
E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500
E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266
E penarth@wattsandmorgan.wales

London

T 020 7467 5330
E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

