



Lot 1 Cefn Fforest Farmhouse  
Treharris, CF46 5RN









## Lot 1 Cefn Fforest Farmhouse, Treharris, CF46 5RN

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**£850,000** Freehold

**6 Bedrooms : 1 Bathrooms : 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 42.88 acres of land. Part of the land is subject to a lease for a 500kw wind turbine.

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### 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. W3W://agreeable.admiringly.averts

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## Summary of Accommodation

### SUMMARY

The property comprises of a detached 6-bedroom farmhouse with a range of traditional stone built and semi-modern farm buildings set in approximately 42.88 acres of land. Part of the land is subject to a lease for a 500kw wind turbine

### 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.

### ABOUT THE PROPERTY

#### 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 42.88 acres of pastureland most of which comprises southerly facing hay meadows which are mowed annually for hay.

#### 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.



### **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.

### **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.



### **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.

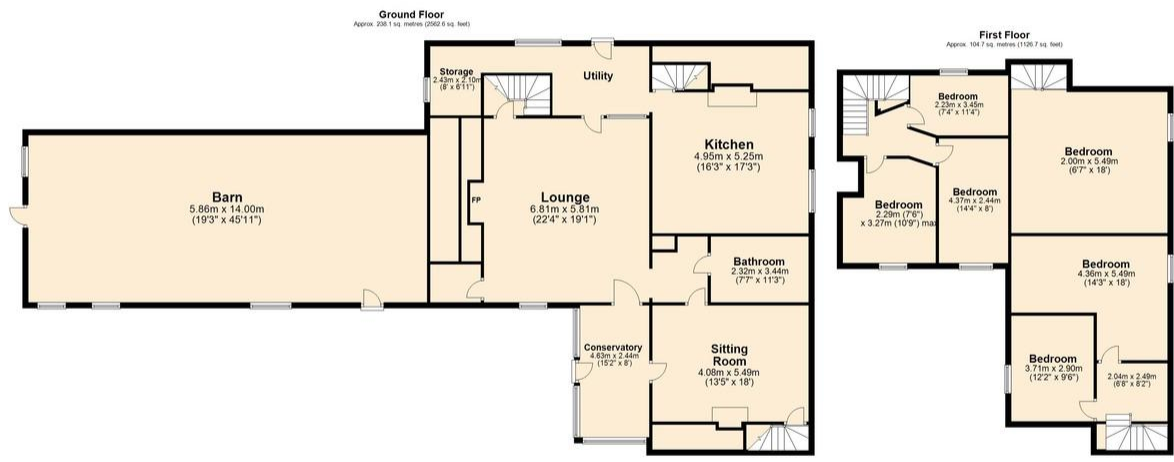
### **TENURE AND SERVICES**

The freehold of the Farmhouse and Land is offered for sale with the benefit of vacant possession subject to rights of access in favour of the owner and leaseholder of the Wind Turbine. The Wind Turbine is offered for sale subject to the existing lease to the wind turbine operator and any assignees.

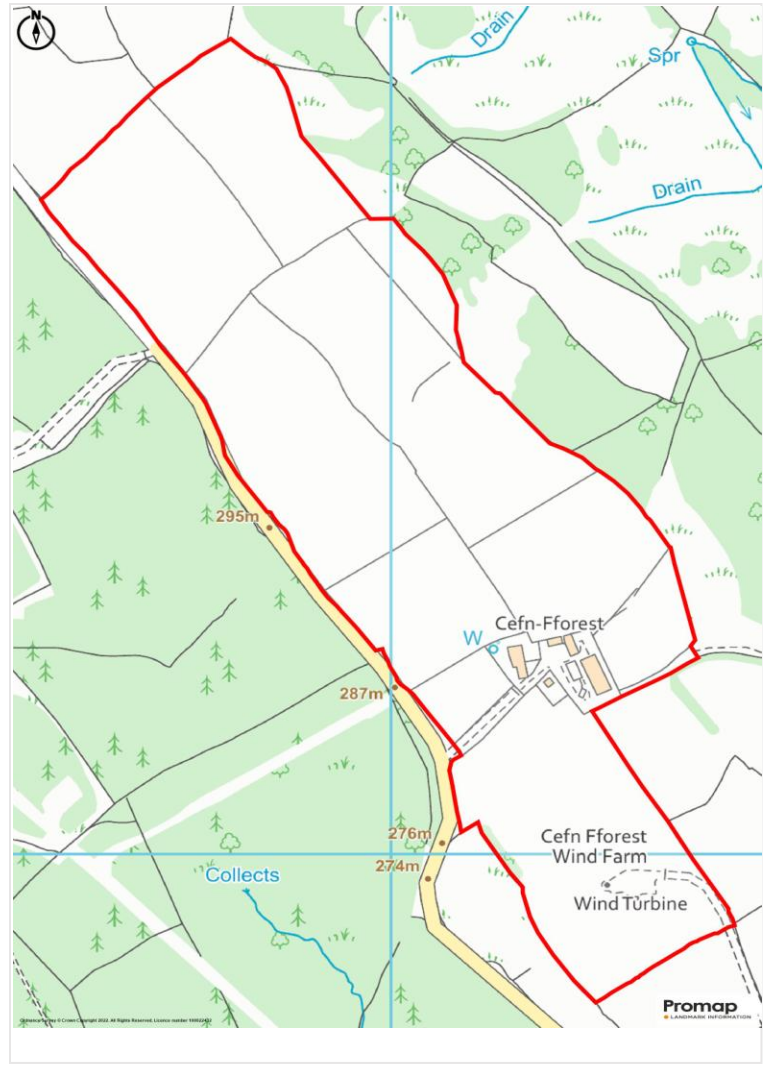
We are informed that the farm has the benefit of a mains water supply and separate well fed water supply. The farmhouse benefits from mains electricity and a private sewerage scheme. The land benefits from a natural water supply albeit is not available to all fields. Accessed via a short farm drive directly off an unmarked public highway.

### **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 may be precluded from conducting any further work without consent from NCA.



Total area: approx. 342.7 sq. metres (3689.3 sq. feet)  
Plan produced by Walls & Morgan LLP  
Plan produced using PlanTap



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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