



Lot 2, 12.37 acres of Land at Franklyn Farm

Llandow CF71 7PX

£185,000

HARRIS & BIRT

A rare opportunity to purchase high quality pasture land in the picturesque Vale of Glamorgan. The land, formerly part of Franklyn Farm, is available as a single parcel of 38.41 acres or in three separate lots.

#### Location

The land is situated on the western edge of the rural village of Llandow in the Vale of Glamorgan. Llandow itself lies approximately 1.5 miles to the west of Cowbridge, a bustling market town known for its boutique shops and independent restaurants. Junction 35 of the M4 Motorway lies approximately 5 miles north of the Subject land. The immediate locality is notable for being peaceful and quiet in nature and therefore particularly suited to riding out.

#### Description

The parcel extends to approximately 38.41 acres and is available as a whole or in lots as follows:-

- Lot 1 (Blue) : 11.85 acres
- Lot 2 (Yellow) : 12.37 acres
- Lot 3 (Red) : 14.19 acres

The land is predominately level with some gentle undulations. It is of free draining nature and laid to long term pasture making it suitable for the grazing of horses and livestock, or for mowing.

#### Tenure

The land is held on a Freehold Absolute title and will be sold subject to the residue of a Farm Business Tenancy which expires 30th September 2024. We understand that the tenant would be interested in taking a new tenancy on all or part of the land if that was of interest to a purchaser.

#### Access

There is an access track (shaded purple on the attached plan). It is anticipated that the freehold of this access track will be sold with Lot 3 (Red), with Lots 1 and 2 being granted suitable rights of way together with shared maintenance responsibility.

Each lot will have a proportionate responsibility for maintenance of the tarmac surfaced estate road which is privately owned. Further details on request.

#### Wayleaves, Easements, Rights of Way

The land is traversed by a public footpaths (S1A/3/1 and S1A/2/1). The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence.

#### Development Clawback

The land is sold subject to the residue of a Development Clawback in favour of Vale of Glamorgan Council dating from 1998. Further details on request.

#### Basic Payment Scheme/Habitat Schemes

The land is sold without the benefit of Basic Payment Scheme entitlements. It is not subject to any habitat schemes or similar.

#### Plan

The plan attached shows the land divided into three lots and separately coloured to aid identification. The plan attached herein is for identification purposes.

#### Boundaries

The boundaries are marked by mature hedgerows. In the event that the land is sold in separate lots, the legal boundary will be taken as being the centre-line of the hedge with purchasers responsible for erecting and maintaining stock proof fencing on their side of the hedge within 6 weeks of completion.

#### Services

There is no mains water supplied. A natural water supply runs along the eastern boundary servicing Lots 2 & 3 (Yellow and Red).

#### Guide Price

The land is for sale at a total guide price of £575,000. If sold individually, the guide prices are:-

- Lot 1 (Blue) : £177,500
- Lot 2 (Yellow) : £185,000

- Lot 3 (Red) : £212,500

Total Price: £575,000

#### Viewing Arrangement

The land is available for viewing but interested parties are requested to contact the office first to register their interest prior to entering upon the land. Viewing parties are reminded of the hazards involved in entering upon agricultural land and we advise vigilance and caution to ensure personal safety.

#### Method of Sale

The property is offered for sale by Private Treaty.

The vendors are under no obligation to accept the highest or any offer. All offers must be supported with proof of funding and proof of identification.

#### Health and Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

#### Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

#### All Enquiries

All enquiries to be sent to:

Harris & Birt  
65 High Street  
Cowbridge  
Vale of Glamorgan  
CF71 7AF

Contact: Richard T Harris BSc (Hons) MRICS or Kelly Lakin BSc (Hons)  
T: 01446 771777  
E: rural@harrisbirt.co.uk

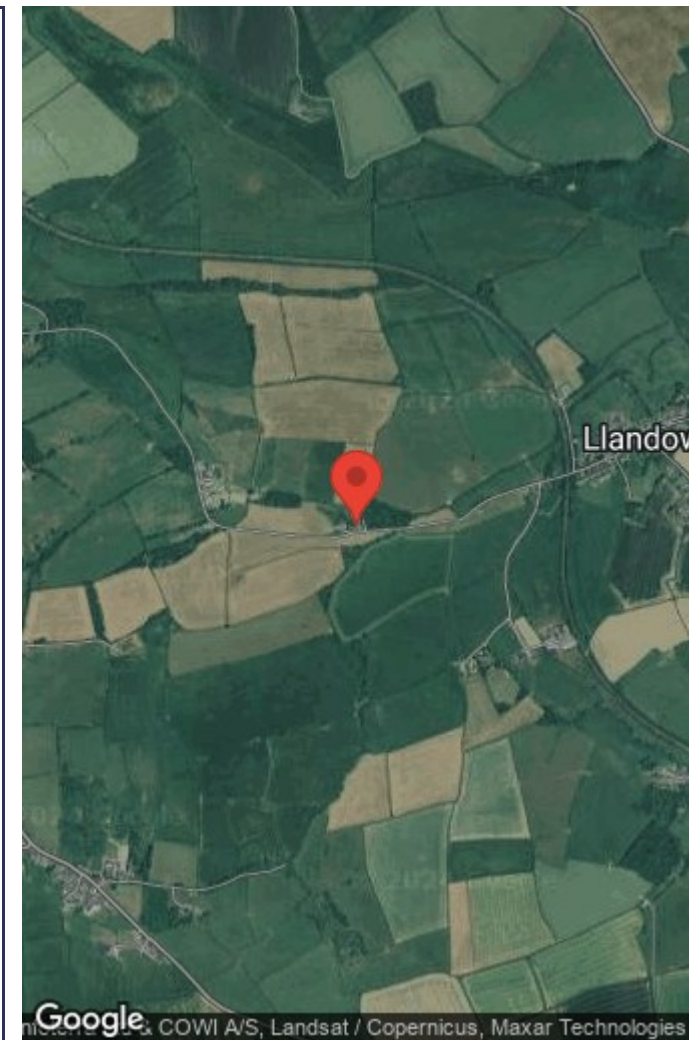
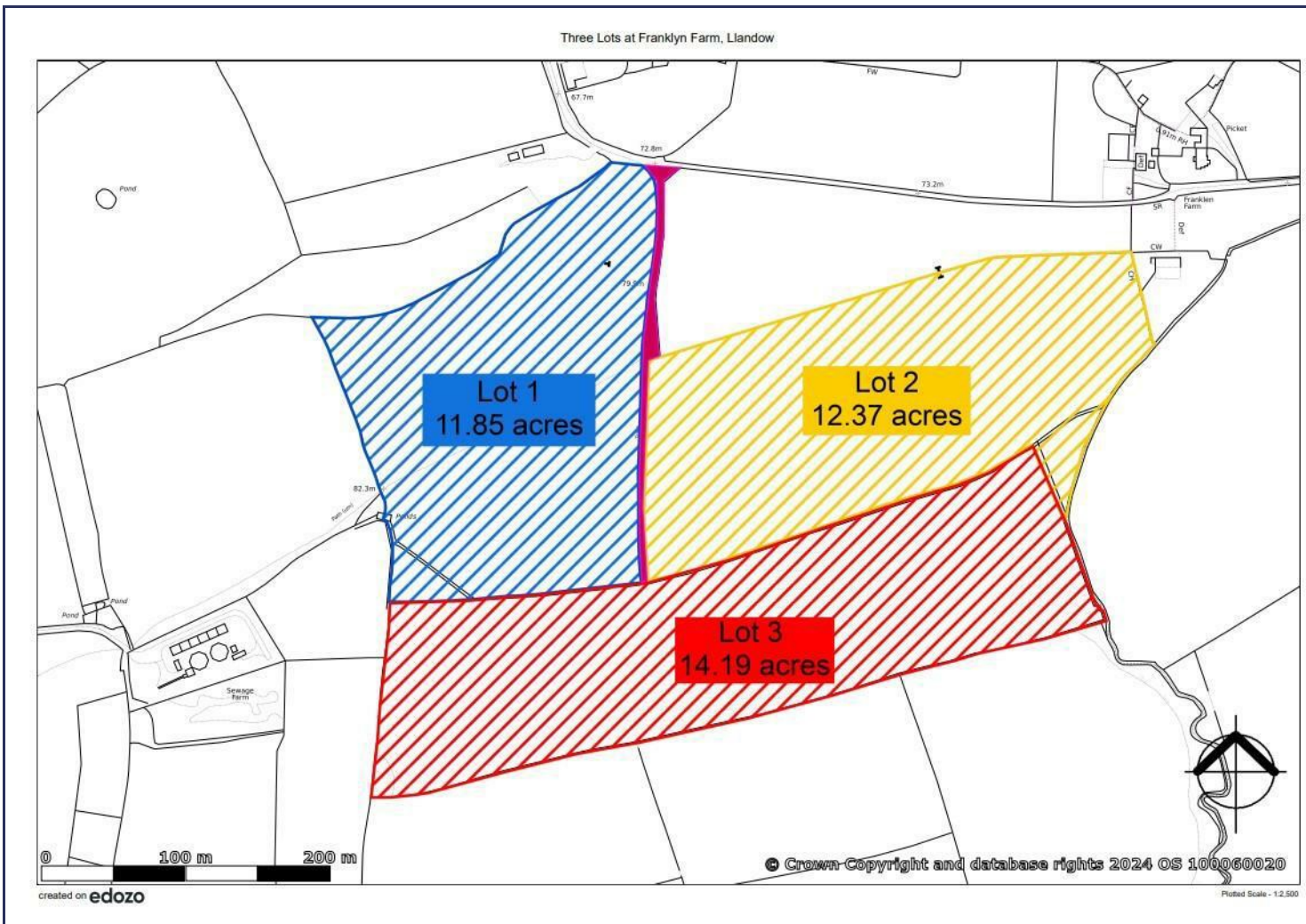
Brochure created 19th April 2024

#### Directions

From our offices at 65 High Street, Cowbridge turn right into Westgate and at the turn left up the hill on the Llantwit Major Road. At the T junction, turn left to continue onto Llantwit Major Road towards Nash. At Nash Manor crossroads, turn left and then immediately right, heading towards Llandow. At the next T junction, travel straight across heading towards the village of Llandow. Pass through the village and continue underneath the railway bridge. The subject land will be a short distance along on your left hand side.

What3words location: ///readjust.steam.conductor





# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF  
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

