



## Land Formerly Part of Franklyn Farm

Llandow CF71 7PX

Asking Price £500,000

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 lots starting from 11.85 acres. It is anticipated that the land, either as a whole or as lots, will hold potential appeal for agricultural, equestrian or smallholding uses.

#### 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.

#### 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 £500,000. If sold individually, the guide prices are:-

- Lot 1 (Blue) : £155,000
- Lot 2 (Yellow) : £160,000
- Lot 3 (Red) : £185,000

Total Price: £500,000

#### Viewing Arrangements

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

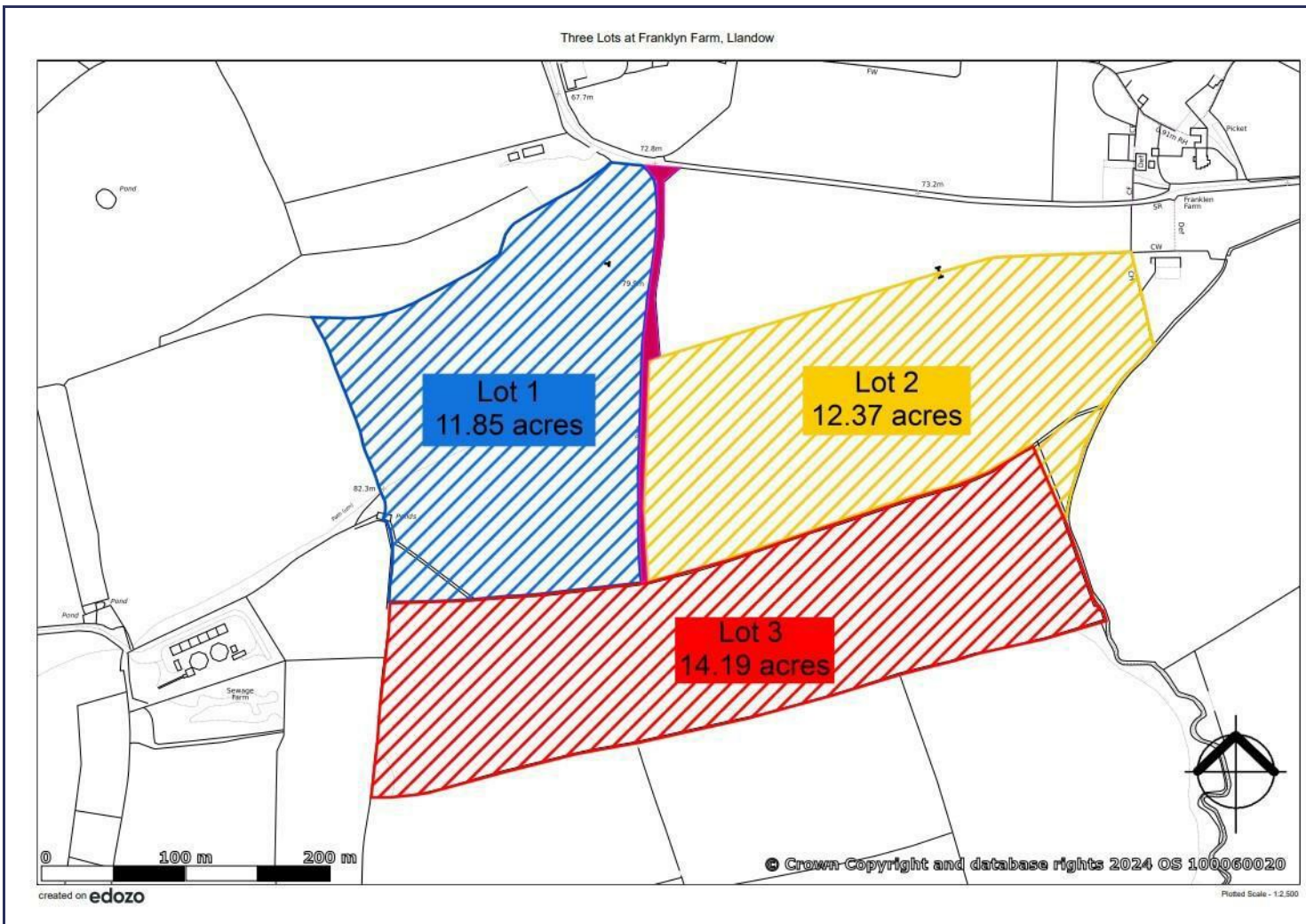
From our offices at 65 High Street, Cowbridge turn right into Westgate and at the turn left up the hill on the Llantwit Major Road. At the T junction, turn left to continue onto Llantwit Major Road towards Nash. At Nash Manor crossroads, turn left and then immediately right, heading towards Llandow. 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

