

hrt
herbert r thomas

Persondy Farm
Trees,
Bridgend,
CF35 5DA
hrt.uk.com

Persondy Farm

Treoes

Bridgend

CF35 5DA

By Informal Tender

Guide Price: £350,000

Stone built detached traditional farmhouse in need of substantial renovation and offered for sale with full planning permission to modernise and extend. Occupying an excellent plot extending to approximately 4.67 acres with former stables and outbuildings to the side.

- Detached stone built farmhouse in need of renovation
- Full planning permission to extend and modernise
- Large plot extending to 4.67 acres
- Pretty picturesque hamlet of Treoes



Location

Treoes is a picturesque hamlet which can be approached from Bridgend or Pencoed. It is a convenient commuting distance from the M4 and a short drive from Bridgend and the very popular town of Cowbridge.

Persondy Farm

Persondy Farms offers a unique, and very rare opportunity to purchase a residential smallholding with the benefit of full planning permission to modernise and extend the farmhouse.

The property comprises of a detached two storey farmhouse with attached single storey former milking parlour together with 4.67 acres of land situated to the south of the farmhouse comprised in one single field enclosure.

There is a small range of block-built outbuildings to the east of the farmhouse, comprising of former stables. The buildings are currently in a state of disrepair.

There is Japanese knotweed on the property.

Planning

Planning was granted on 24th January 2024 for a ground floor rear extension, first floor side extension, creation of first floor above existing Milking Parlour, internal and external alterations and detached garage.

Planning is granted in accordance with the terms of the application, ref: 2020/01517/FUL. Please see website link below for full planning details <https://vonline.planning-register.co.uk/Planning/Display/2020/01517/FUL>

All interested parties should satisfy themselves with the content of the decision notices before submitting any offer.

Services

The site benefits from mains water. Mains electricity is not currently connected to the property but is within the vicinity of the property. Drainage is to a cesspit.

Council Tax Band - F

There is currently no EPC available.

Plan

The plans attached to these particulars are shown for identification purposes only and whilst every care has been taken, its contents cannot be guaranteed.

Access

Access to the property is taken directly off the adopted highway. Access is marked 'A' on the attached plan.

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.

The purchaser will be responsible to erect and thereafter forever maintain a stockproof boundary fence between points B & C on the plan.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Wayleave/Easement/Rights of Way

The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There will be excepted and reserved out of the sale of the property a right of way for all purposes for the benefit of the seller over the area hatched brown on the plan.

Guide Price

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Health and Safety

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.

Method of Sale

The property is offered for sale by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: - **Friday 6th September 2024 at 12 noon**

Please contact Emily Flint or Elliott Rees for a tender form
Emilyflint@hrt.uk.com/elliottrees@hrt.uk.com

Tel 01446 776379

Viewing Arrangements

Viewings are strictly by appointment only. Interested parties should contact Herbert R Thomas.

Tenure and Possession

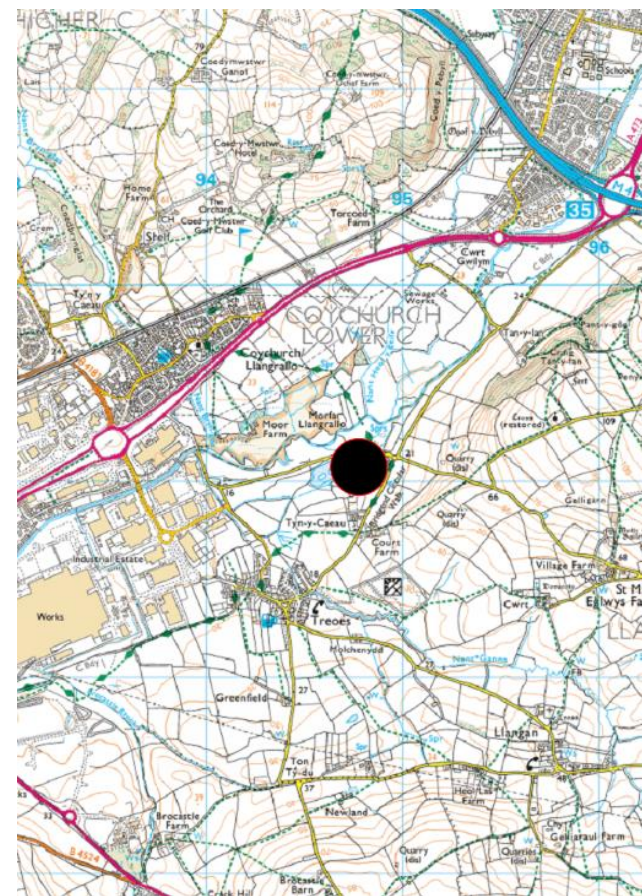
Freehold with vacant possession.

Directions

Postcode: CF35 5DA

What3Words: **mermaids.foremost.scrub**

From Cowbridge Town Centre, head west on Highstreet/A4222 for 0.5 miles and merge onto Cowbridge By-Pass/A48. Continue for approximately 3 miles, then turn right for Treoes and Llangan. Follow the road towards Treoes village. Turn right opposite the Star Inn Pub and follow the road out of the village. At the intersection turn left towards Coychurch and the property can be found 200 yards on the left as identified by our Herbert R Thomas For Sale Board.





Viewing Arrangements

Viewing strictly by appointment only.
Interested parties must contact the
Seller's Agents to arrange an
inspection of the land.

For further Information please
contact:

Contact: Emily Flint

Tel: 01446 776393

E-mail: emilyflint@hrt.uk.com

hrt.uk.com

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.

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan,

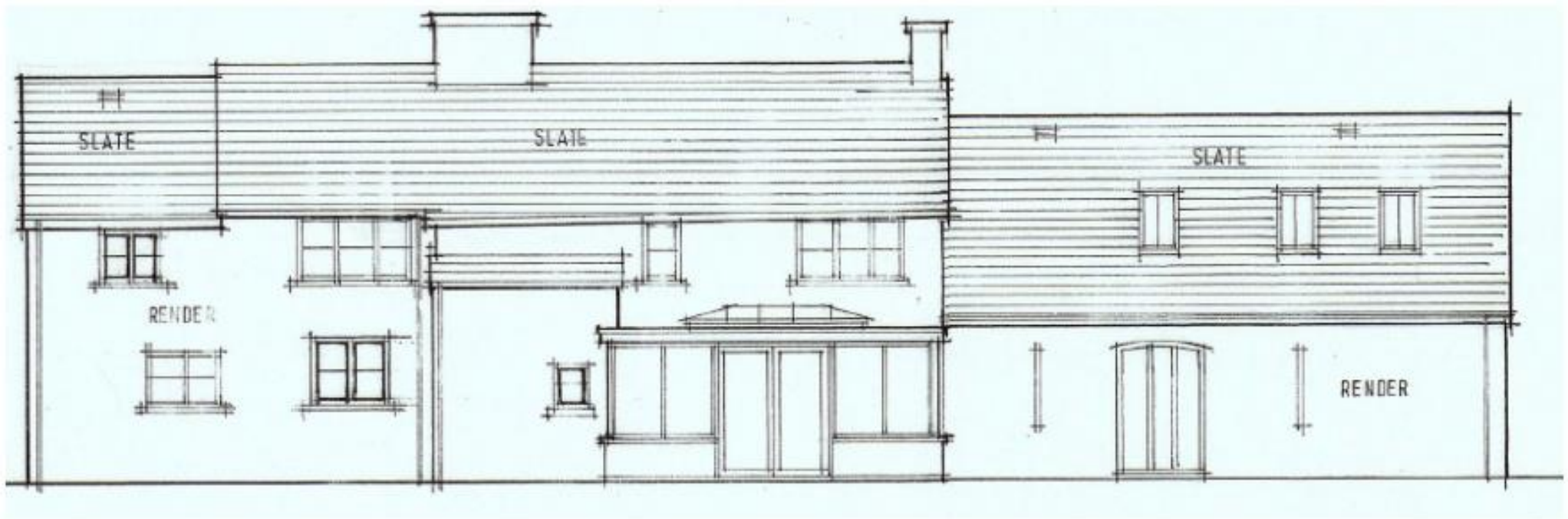
CF71 7YL,

01446 772911

sales@hrt.uk.com

hrt Est. 1926

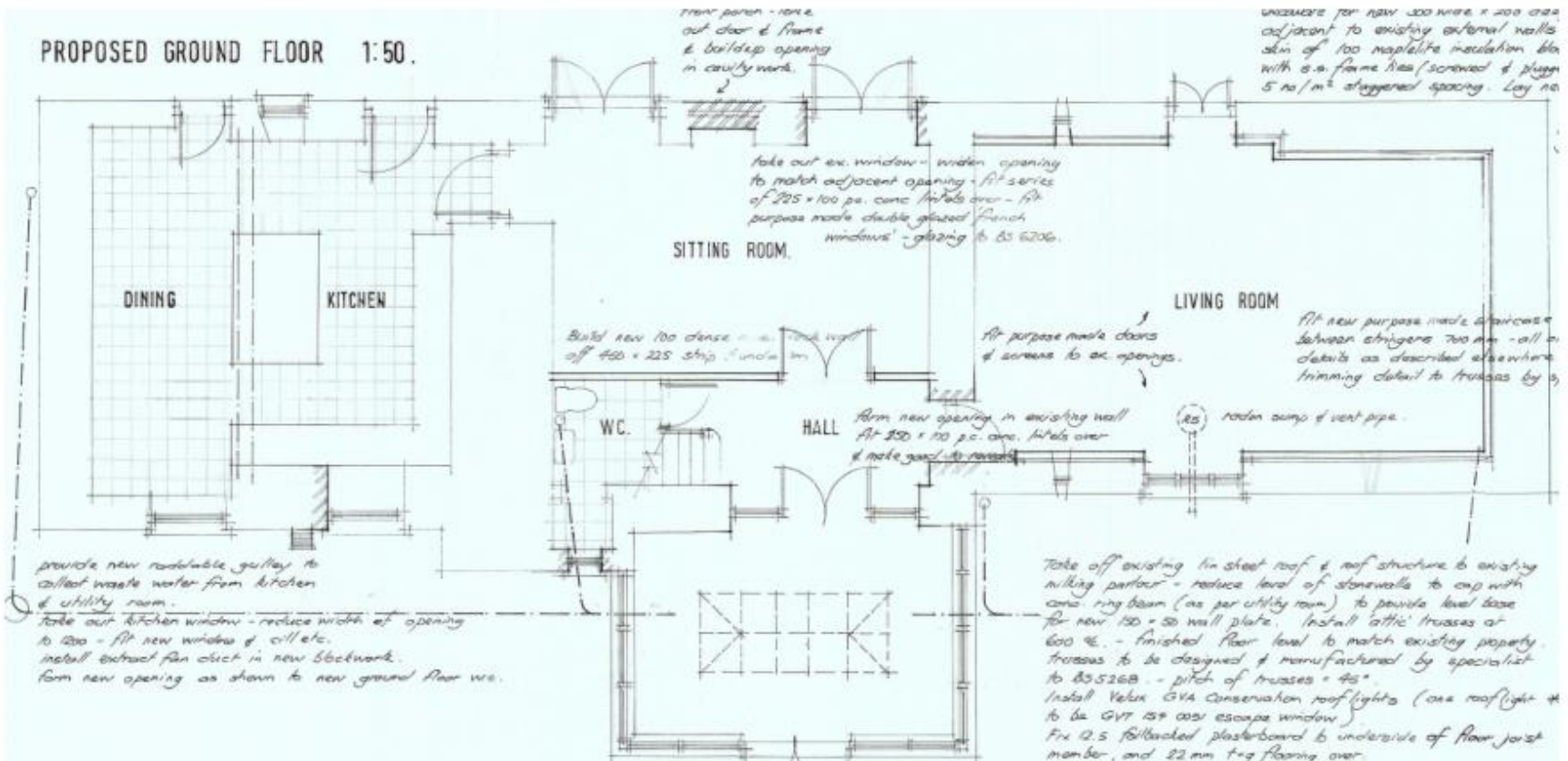




PROPOSED FIRST FLOOR 1:50.



PROPOSED GROUND FLOOR 1:50.





BS

A

Issues

Persondy

B

C

Issues



Informal Tender – Subject to Contract
Property: Persondy Farm, Treoes, Bridgend CF35 5DA
Offers to be received by: Friday 6th September 2024 at 12 Noon

Name of Prospective Purchasers _____
Address _____
Postcode _____
Contact Number _____
Email Address _____

PLEASE DETAIL YOUR OFFER(S) BELOW AND SUBMIT TO:
emilyflint@hrt.uk.com
Herbert R Thomas, 59 High Street, Cowbridge CF71 7YL
By: Friday 6th September at 12 Noon
Persondy Farm, Treoes, Bridgend, CF35 5DA

Offer: - £ _____
Your Solicitor's Details:
Name _____
Solicitor's Address _____
Telephone Number _____
Email Address _____

Proposed method of funding i.e. Cash, Mortgage or Bank Loan (or combination)

_____ ****Please provide proof of funds i.e. Bank Statement/Mortgage in Principle etc.****

Anti-Money Laundering

Under Anti-Money Laundering (AML) Legislation, it is essential for the successful bidder to undergo Anti-Money Laundering Checks.

To facilitate this process, Credas, a trusted provider, offers real-time AML checks.

Signed: _____ Date: _____

Printed: _____

*** Please note: The Vendor reserves the right not to accept the highest offer, or any offer put forward.**