



**hrt**  
herbert r thomas

Approximately 117.98  
Acres of Agricultural  
Land

Homri Farm  
St Nicholas  
Vale of Glamorgan



Approximately 117.98 Acres of  
Agricultural Land

Available as a Whole or In Two  
Lots

By Private Treaty

Guide Prices:

As a whole: £960,000

Lot 1: £450,000

Lot 2: £510,000

- Approximately 117.98 Acres (47.74 hectares) of Agricultural Land
- Unique opportunity
- Suitable for:  
Grazing of Livestock  
Cropping  
Mowing Purposes  
Equestrian Use
- Available as a whole or In Two Lots
- Sale by Private Treaty





## Situation

The land lies a short distance from the Village of St Nicholas, approximately 6 miles west of the centre of the City of Cardiff and is an extremely convenient location with access east and west via A48 and M4 Motorway, J33 being approximately 4 miles away.

## Description

The land extends in total to approximately 117.98 acres (47.74 hectares) of agricultural land, available as a whole, or in two lots.

The land is classified as Grade 3 Land on the Agricultural Land Classification Series. The land is split into arable, pasture and woodland.

The land forms part of the Wick One Series which is a glacialofluvial or river terrace which forms deep, well drained, coarse loamy and sandy soils over gravel. The soils generally lend themselves to cereals and some horticultural crops. In the lowland areas, stock rearing, dairying and equestrian.

### Lot 1:

Shown shaded blue and extending to 57.70 acres or thereabouts in several field enclosures. The land is predominantly flat with a north east facing slope. The land comprises of arable, woodland and pasture land. Of the 57.70 acres, approximately 8.01 acres is designated as Ancient woodland

### Lot 2:

Shown shaded yellow and extending to 60.28 acres. The lot is divided into a number of field enclosures. Approximately 30.20 acres is land that is suitable for mowing, grazing and cropping. Field parcel 4675 is a former Roman Fortress and is a scheduled ancient monument.

## Access

Access to the land is via a right of way over a private road, shown in brown on the attached plan.

## 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.

## Services

There is mains water connected; in the event that the land is sold in lots, an agreement will need to be reached between the parties. There are agreements in place to supply third party properties. Lot 1 also benefits from a natural water supply, any interested parties are advised to satisfy themselves as to the reliability of any water supply at the property.

## 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 of the ownership thereof.

## Wayleave/Easements/Rights of Way

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. There are two footpaths crossing the property.

## Sporting, Timber & Minerals

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

## Cross compliance

The seller will be responsible for the cross compliance up to the date of the completion. The purchaser(s) will take over the cross compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

## Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedule, Plan or interpretation of any of the questions will be referred to the arbitration of the selling agents, whose decision as expert shall be final

## Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

## Tenure and Possession

The freehold interest is offered for sale. The land is subject to a Farm Business Tenancy Agreement.

## VAT

Should any sale of the property, as a whole or in lots or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

## Guide Price

Guide Price of £960,000 for the whole

Lot 1: £450,000

Lot 2: £510,000

## Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

## Method of Sale

The property is offered for sale by Private Treaty  
Please contact Emily Flint or Philip Thomas for more information.

[Emilyflint@hrt.uk.com](mailto:Emilyflint@hrt.uk.com) / [Philipthomas@hrt.uk.com](mailto:Philipthomas@hrt.uk.com)

## Directions

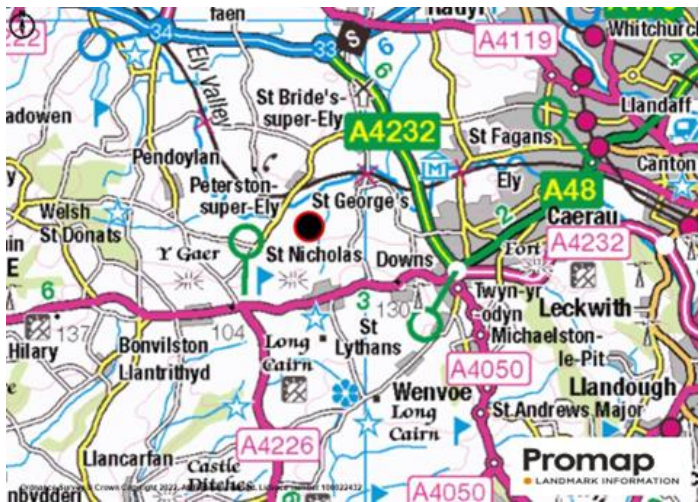
Postcode: CF5 6SG

What3Words: Cared.Loser.Recall

Driving along the A48 from Cowbridge towards Culverhouse Cross, enter the village of St Nicholas and take the second turning left. Follow this road to the rear of the church, taking the left hand lane out of the Village. Continue to the end of the road and onto Well Lane. Travel approximately 1/2 mile Into the countryside where the land is located either side of the road.

## Schedule of Areas

Parcel Number	Layer	Area (ac)	Description
0126	Lot 1	1.9593	Woodland
0307	Lot 1	5.9937	Owned Parcels
0527	Lot 1	3.554	Woodland
0541	Lot 1	0.6051	Woodland
1531	Lot 1	0.1715	Woodland
1532	Lot 1	0.2323	Woodland
1618	Lot 1	6.8398	Owned Parcels
1738	Lot 1	11.2608	Owned Parcels
2315	Lot 1	1.4507	Woodland
8416	Lot 1	1.8333	Owned Parcels
8622	Lot 1	0.8016	Owned Parcels
8729	Lot 1	0.775	Woodland
8839	Lot 1	13.548	Owned Parcels
9313	Lot 1	2.8667	Owned Parcels
9625	Lot 1	2.8557	Owned Parcels
9635	Lot 1	0.1402	Owned Parcels
9655	Lot 1	2.8184	Woodland
Lot 1 Total		57.7061	
3593	Lot 2	5.3698	Owned Parcels
3706	Lot 2	1.7681	Woodland
3984	Lot 2	1.6154	Woodland
4181	Lot 2	1.2853	Owned Parcels
4675	Lot 2	1.1668	Woodland
4799	Lot 2	6.3537	Owned Parcels
4975	Lot 2	5.4554	Owned Parcels
5908	Lot 2	7.2151	Owned Parcels
7387	Lot 2	24.7779	Owned Parcels
8107	Lot 2	3.6923	Owned Parcels
8703	Lot 2	1.5786	Woodland
Lot 2 Total		60.2784	







**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of  
Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926





hrt

herbert r thomas

59 High Street, Cowbridge

Vale of Glamorgan, CF71 7YL

Tel: 01446 772911

Email: sales@hrt.uk.com

Homri Farm, Vale of Glamorgan, CF5 6SG

SCALE :  
1 : 6000

DATE :  
06/01/2025

MAP FILENAME :  
Homri Farm 2025.mpd

N

Map data shown may contain Ordnance Survey © products supplied by  
Pear Technology Services Ltd; Email: info@peartechonology.co.uk  
© Crown Copyright and database rights from 1997 to this day  
Ordnance Survey © licence number AC0000822731

75

09

ST08

Legend:

- Lot 1 (23.3529 ha, 57.7062 ac)
- Lot 2 (24.3938 ha, 60.2783 ac)

Map details:

- Lot 1 (Blue) includes areas: 9655 (1.14Ha), 0541 (0.24Ha), 8839 (5.48Ha), 9635 (0.06Ha), 1738 (4.56Ha), 1531 (0.07Ha), 1532 (0.09Ha), 0527 (1.44Ha), 9625 (1.16Ha), 8729 (0.31Ha), 8622 (0.32Ha), 8416 (0.74Ha), 9313 (1.16Ha), 0126 (0.79Ha), 1618 (2.77Ha), 2315 (0.59Ha), 0307 (2.43Ha).
- Lot 2 (Yellow) includes areas: 3706 (0.72Ha), 5908 (2.92Ha), 8107 (1.49Ha), 8703 (0.64Ha), 4799 (2.57Ha), 3593 (2.17Ha), 3984 (0.65Ha), 4181 (0.52Ha), 4675 (0.47Ha), 4975 (2.21Ha), 7387 (10.03Ha).