



Approximately 38.87 acres of Land
Formerly Part of Franklyn Farm
Llandow
CF71 7PX
hrt.uk.com

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herbert r thomas

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Formerly Part of Franklyn Farm
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Available as a Whole or in Two Lots

By Private Treaty
As whole: 38.87 acres
Lot 1: Approximately 11.85 acres
Lot 2: Approximately 27.02 acres

- Approximately 38.87 acres (15.73 Hectares) of land
- Rural Location
- Unique Opportunity
- Suitable for:
Agricultural and Equestrian Use
- Available as a Whole or in Two Lots
- Well-connected to the local amenities and transport links.

Location
The land is situated to the western edge of Llandow, approximately 1.5 miles west of Cowbridge. The land is 5 miles south of Junction 35 of the M4.

Description
The property comprises approximately 38.87 acres (15.73 hectares) of land as outlined in red on the site plan. The land is situated within three enclosures and benefits from three access gateways marked 'A' on the plan.

The external boundaries benefit from livestock fencing plus a mature hedgerow. The internal boundaries do not benefit from internal livestock fencing. The land is predominately level with some gentle undulations. It is free draining and laid to long term pasture.

Lotting
The land is available as a whole or in two lots as shown on the plan.
Lot 1: Approximately 11.85 acres (4.79 hectares)
Lot 2: Approximately 27.02 acres (10.93 hectares)

Lot 1:
The land extents to approximately 11.85 acres of good quality long term pasture land as hatched blue on the plan. The external boundaries benefit from livestock fencing plus mature hedgerow. The internal boundaries do not benefit from internal livestock fencing. Access to the land is via a right of way.

The land is suitable for mowing and grazing purposes. The property may offer potential for agricultural, equestrian and amenity use.

Lot 2:
The land extents to approximately 27.02 acres of good quality long term pasture land as hatched green on the plan. The external boundaries benefit from livestock fencing plus mature hedgerows. The internal boundaries do not benefit from internal livestock fencing.

The land is suitable for mowing and grazing purposes. The property may offer potential for agricultural, equestrian and amenity use.

Basic Payment Scheme
The entitlements are excluded from the sale.

Access
Access to each lot is each marked 'A' on the plan.

Lot 1 – Access is via a right of way marked brown through Lot 2 with shared maintenance responsibility.

Lot 2 – Access is available directly off the tarmac road 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.

Method of Sale
The property is offered for sale, as a whole or in two lots by Private Treaty.

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 available on request.

Services
The land does not currently benefit from mains water. A natural water supply runs along the eastern boundary servicing Lot 2.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining an individual mains water supply. For further information on an electricity supply, prospective purchasers are able to make their own enquiries with National Grid.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

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.

In the event that the land is sold in individual lots, the buyers of Lot 1 shall be responsible to erect a stock proof fence between points B – C and the buyers of Lot 2 shall be responsible to erect a stock proof fence between D – E.

The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundary indicated by the inward facing “T” marks on the plan.

Sporting, Timber & Minerals

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

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

The land is traversed by a public footpaths (S1A/3/1 and S1A/2/1). We are aware that BT Openreach are due to install three new poles and cable on the property. Further details available on request.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the

arbitration of the selling agents, whose decision acting as expert shall be final.

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.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Guide Price

As a Whole: (Outlined in Red) Approximately 38.87 acres (15.73 hectares) **Guide Price: £330,000**

The land is available in 2 lots as shown on the plan.

Lot 1: (Hatched Blue) Approximately 11.85 acres (4.79 hectares) **Guide Price: £140,000**

Lot 2: (Hatched Green) Approximately 27.02 acres (10.93 hectares) **Guide Price: £220,000**

Tenure & Possession

Freehold. The land is subject to a Farm Business Tenancy which expires 30th September 2025.

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.

Tree Preservation Orders

We are not aware of any tree preservation orders. We would recommend potential purchasers should verify this with their solicitors.

Viewing Arrangements

Interested parties must contact the Seller’s Agents to arrange an inspection of the land.

For further information please

contact:

Contact: Robert David MRICS FAAV

Tel: 01446 776397

E-mail: robertdavid@hrt.uk.com

Contact: Andrew Thomas MRICS FAAV FLAA

Tel: 01446 776397

E-mail: andrewthomas@hrt.uk.com

Directions

Postcode: CF71 7PX

What Three Words: ///dusty.lads.front

From Cowbridge, head west towards 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 with a H R Thomas For Sale Sign.









