



117.94 acres of
Agricultural Land
Homri Farm
St Nicholas
Vale of Glamorgan

hrt
herbert r thomas

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Approximately 117.94 Acres of Agricultural Land

Available as a Whole
Homri Farm
St Nicholas
Vale of Glamorgan
CF5 6SG

By Private Treaty
Guide Price: £1,170,000

Location

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 117.94 acres (47.74 hectares) of agricultural land, available as a whole.

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 glacial/fluviol 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.

Basic Payment Scheme

We are informed the land has been previously registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale.

Access

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

Method of Sale

The land is offered for sale, as a whole by Private Treaty.

Please contact Philip Thomas or Emily Flint for more information.
01446776370 / philipthomas@hrt.uk.com and
01446776393 / emilyflint@hrt.uk.com

Please note the vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Services

There is mains water with agreements in place to supply third party properties.

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 vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber 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.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of 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 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.

- Approximately 117.94 acres (47.74 hectares) of Agricultural Land
- Suitable for:
 - Grazing of Livestock
 - Cropping
 - Mowing Purposes
 - Equestrian Use
- Available as a whole
- For sale by Private Treaty

Viewing Arrangements

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

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

Guide Price of £1,170,000

Tenure & Possession

Freehold with Vacant Possession on Completion. Part of the land is currently subject to a Farm Business Tenancy until 1st October 2022.

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.

Directions

Postcode: **CF5 6SG**

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.

For further information please contact:

Contact: **Philip Thomas**

Tel: **01446 776370**

E-mail: **philipthomas@hrt.uk.com**

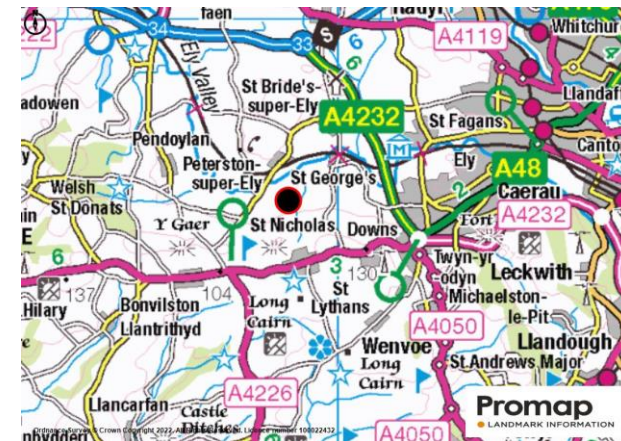
Contact: **Emily Flint**

Tel: **01446 776393**

E-mail: **emilyflint@hrt.uk.com**

Schedule of Areas

Parcel Number	Description	Area (Acres)	Area (Hectares)
0126	Woodland	1.95	0.79
0307	Grassland	5.99	2.43
0527	Woodland	3.55	1.44
0541	Woodland	0.60	0.24
1531	Woodland	0.17	0.07
1532	Woodland	0.23	0.09
1618	Arable	6.83	2.77
1738	Arable	11.26	4.56
2315	Woodland	1.45	0.59
3593	Grassland	5.36	2.17
3706	Woodland	1.76	0.72
3984	Woodland	1.61	0.64
4181	Re-wilding	1.28	0.52
4675	Roman Fortress	1.16	0.47
4799	Grassland	6.35	2.57
4975	Arable	5.45	2.21
5908	Grassland	7.21	2.92
7387	Arable	24.77	10.03
8107	Grassland	3.69	1.49
8416	Grassland	1.83	0.74
8622	Woodland	0.80	0.32
8703	Woodland	1.57	0.64
8729	Woodland	0.77	0.31
8839	Arable	13.54	5.48
9313	Grassland	2.86	1.16
9625	Grassland	2.85	1.16
9635	Woodland	0.14	0.06
9655	Woodland	2.81	1.14
Total		117.94	47.74







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**59 High Street, Cowbridge, Vale of
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hrt Est. 1926



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.

59 High Street, Crowbridge
Vale of Glamorgan, CF71 7YL
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Email: sales@hrt.uk.com

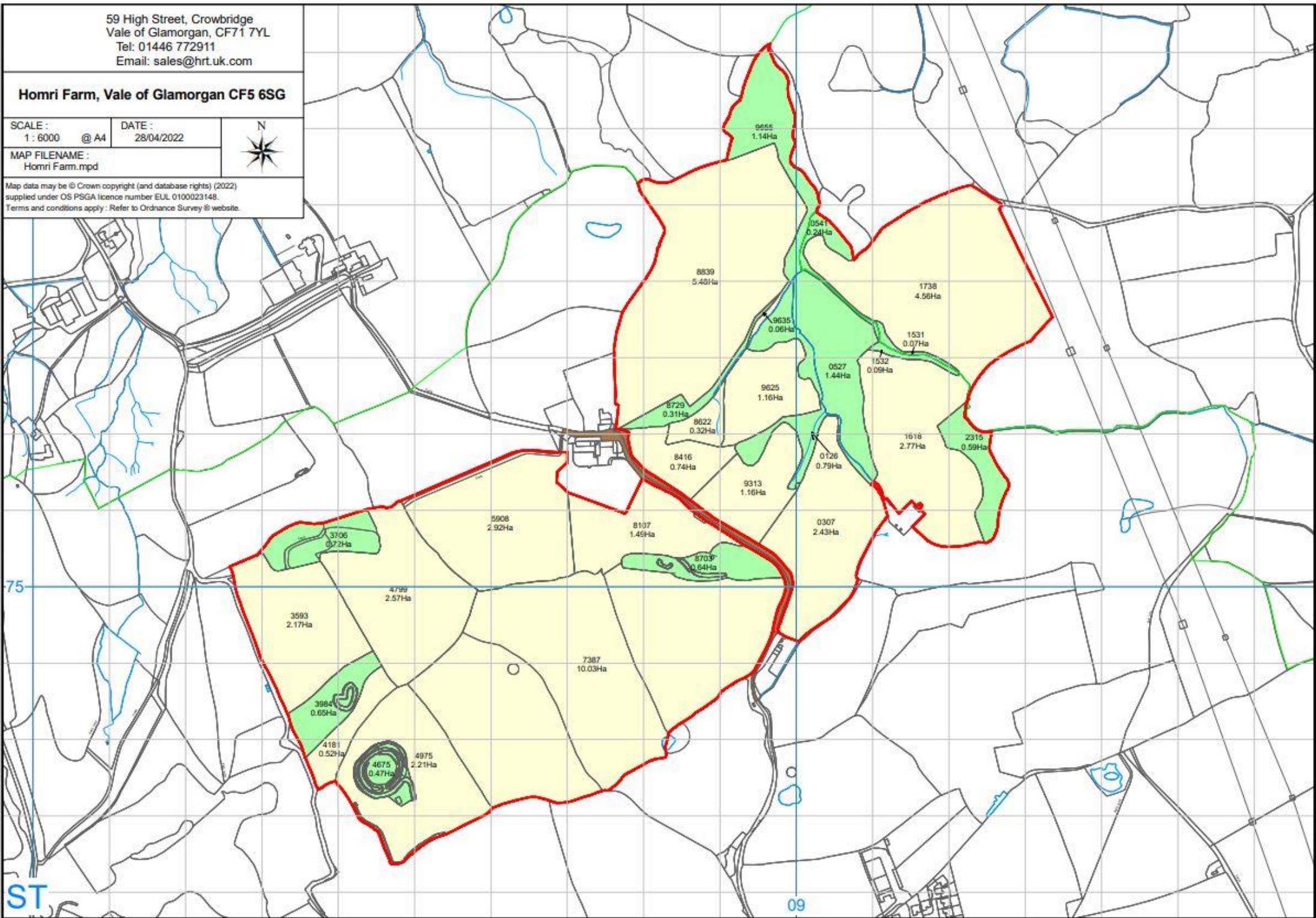
Homri Farm, Vale of Glamorgan CF5 6SG

SCALE : 1 : 6000 @ A4
DATE : 28/04/2022



MAP FILENAME :
Homri Farm.mpd

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