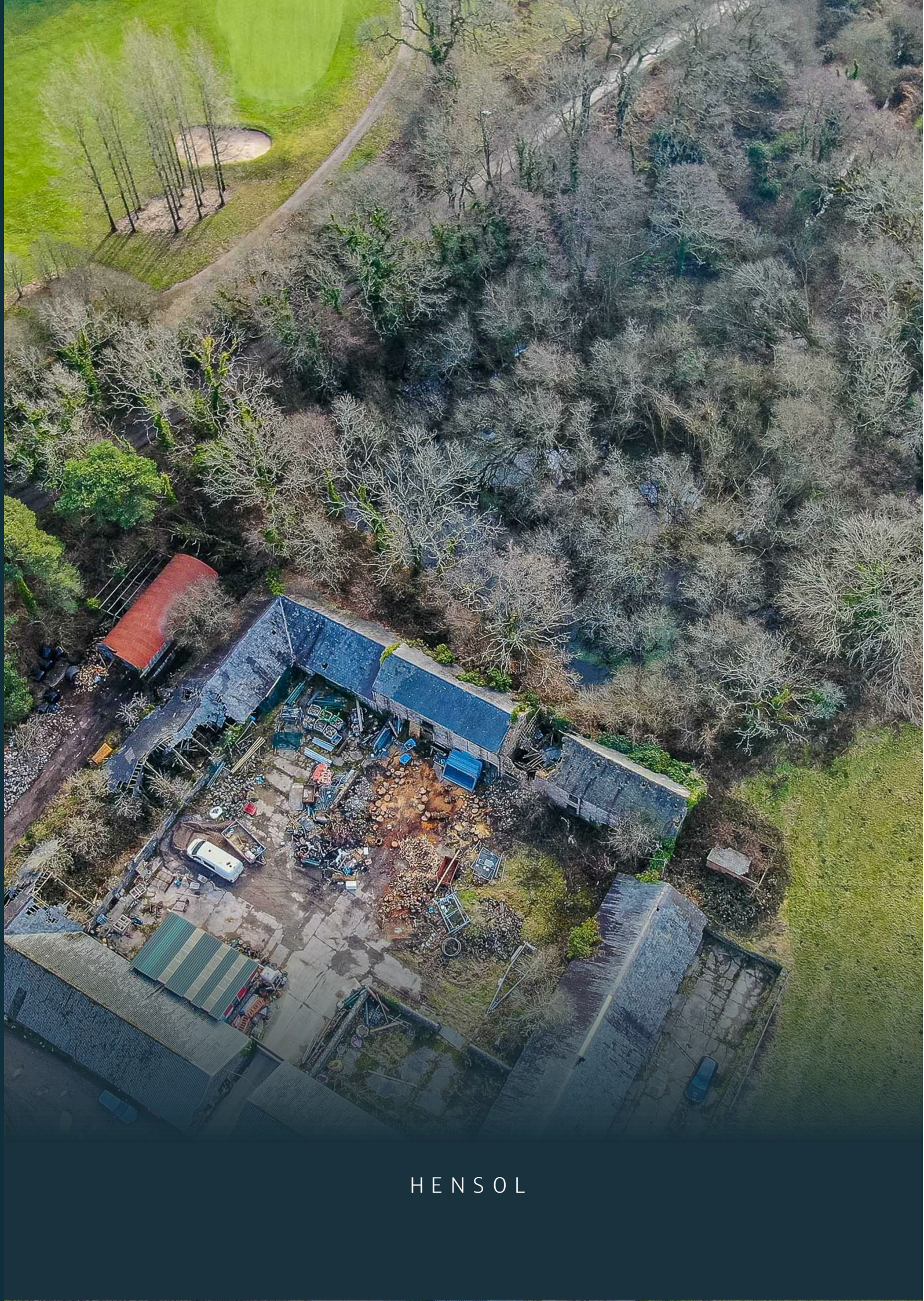
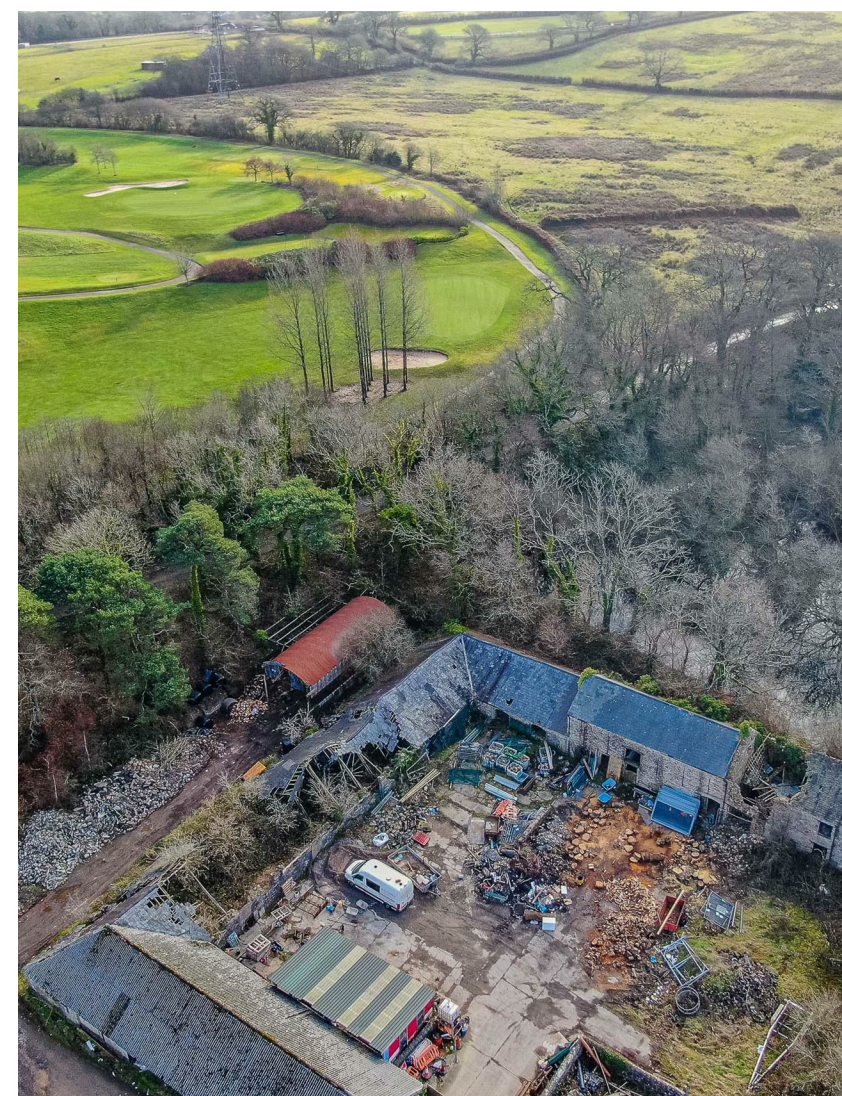


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS


JeffreyRoss



HENSOL



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



“  
”  
Comments by - Mr Ross Hooper-Nash



## HENSOL, CF72 8JY - £495,000

null bedroom null bathroom(s) 9000.00 sq ft

The Grade II barns form part of a wider complex of barns and are of stone construction under a slate tile roof. They appear to be in reasonable condition for their age but would obviously require significant works if redeveloped. The land included extends to approximately 18 acres and includes the land behind the barn complex including a mill pond as well as further land to the south of the buildings. Please see the land registry plan in the advertised images.

The barns could be suitable for a variety of uses including residential conversion, subject to any necessary consents. Some plans were drawn up by the current owners which are attached, as well as viability studies and surveys and these can be made available for any interested parties. One of the barns was originally a mill with the original wheel being operated from the mill pond behind it. We are informed that no formal planning application was ultimately applied for and any interested parties are invited to make their own enquiries with Vale of Glamorgan planning department.

What 3 Words ///sleepless.rural.toned

### PROPERTY SPECIALIST

**Mr Ross Hooper-Nash**  
ross@jeffreycross.co.uk  
02920 397887  
Director



This official copy is incomplete without the preceding notes page.  
Mae'r copi swyddogol hon yn anghyflwm heb y dudalen nodiadau blaenorol.

