



hrt
herbert r thomas

Llancadle Farm, Llancadle

Barry

£275,000

Llancadle Farm

Llancadle, Barry

Stone barn in Llancadle with full planning for a four-bed home, two en-suites, rural views, parking, and west-facing garden. Secluded yet accessible to Cardiff and local towns.

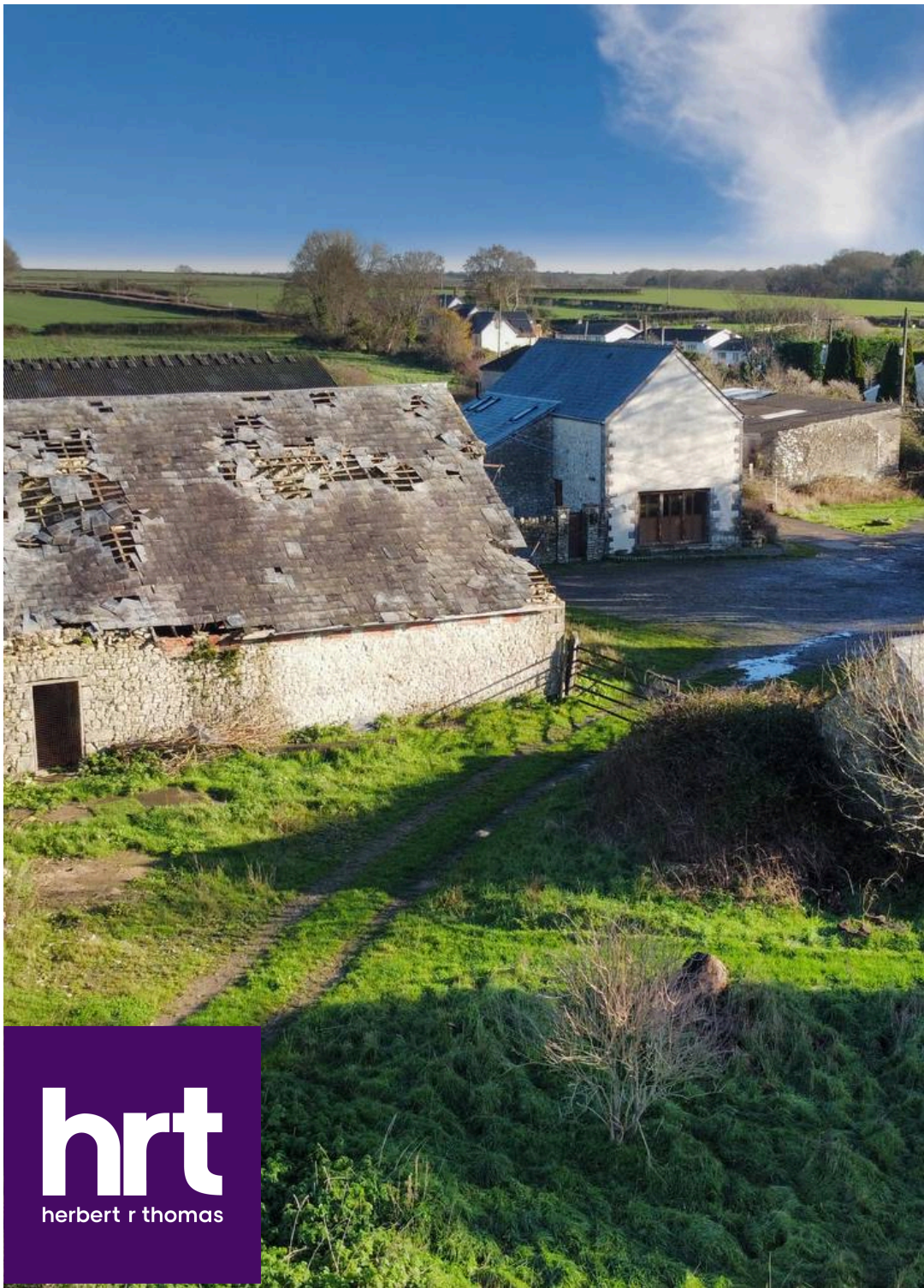
Council Tax band: TBD

Tenure: Freehold

From our Cowbridge office, travel in an easterly direction to the traffic lights, filtering onto the A48 heading to Cardiff. On approaching Bonvilston, turn right immediately before the Aubrey Arms, drive a short distance and at the T junction turn right. Follow this road without deviation into the village of Llancadle. On entering the village, turn right onto a little looped road at the end of which lies The Barn.

What3words: : Importers.mock.employers





Llancadle Farm

Llancadle, Barry

Rare opportunity to purchase a stone-built Vale of Glamorgan barn with full residential consent with full planning permission for the construction of a domestic dwelling providing four bedroom accommodation with two en-suites and a principal bathroom, in a secluded position with far ranging, west facing, rural views to rear.

Llancadle is a small, rural village in the Vale of Glamorgan, ideal for those looking for rural tranquillity, combined with accessibility to Cardiff , Barry, Rhoose and Cardiff Airport.

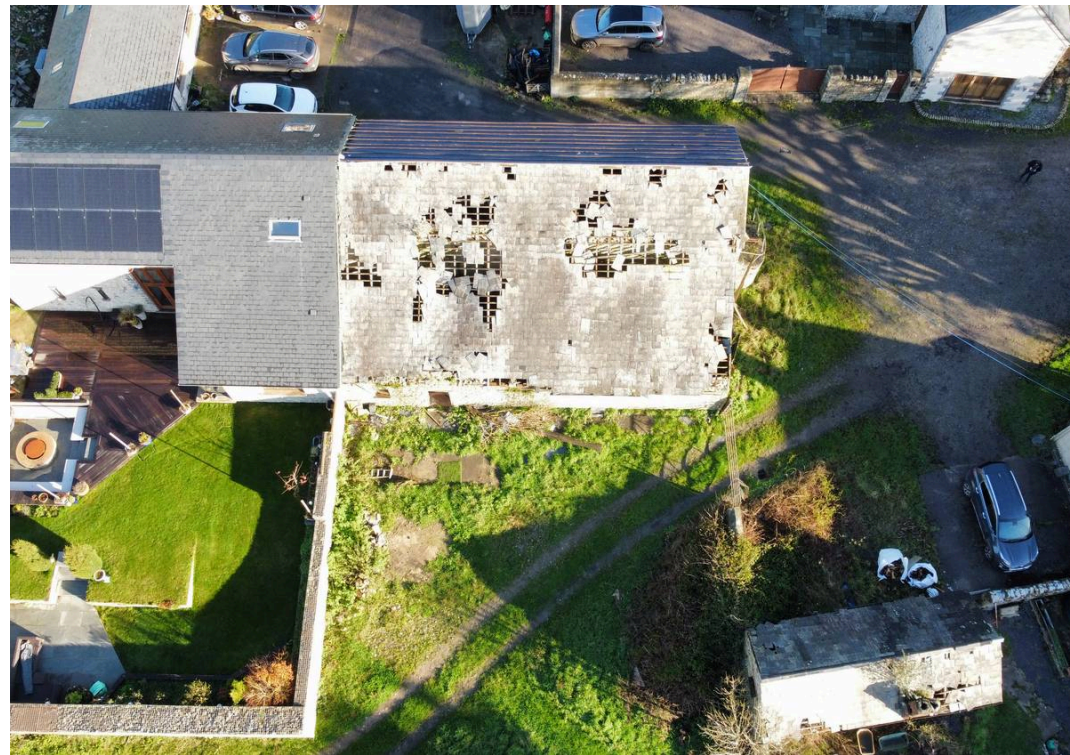
Full planning permission has been granted, application number 2011/01227/FUL, approved on the 27th of April 2012 for the conversion of a set of barns into four domestic dwelling, three of which have already been converted. The remaining barn is subject to a renewal, application number 2011/01227/1/CD which was approved, decision date 24th of January 2024.

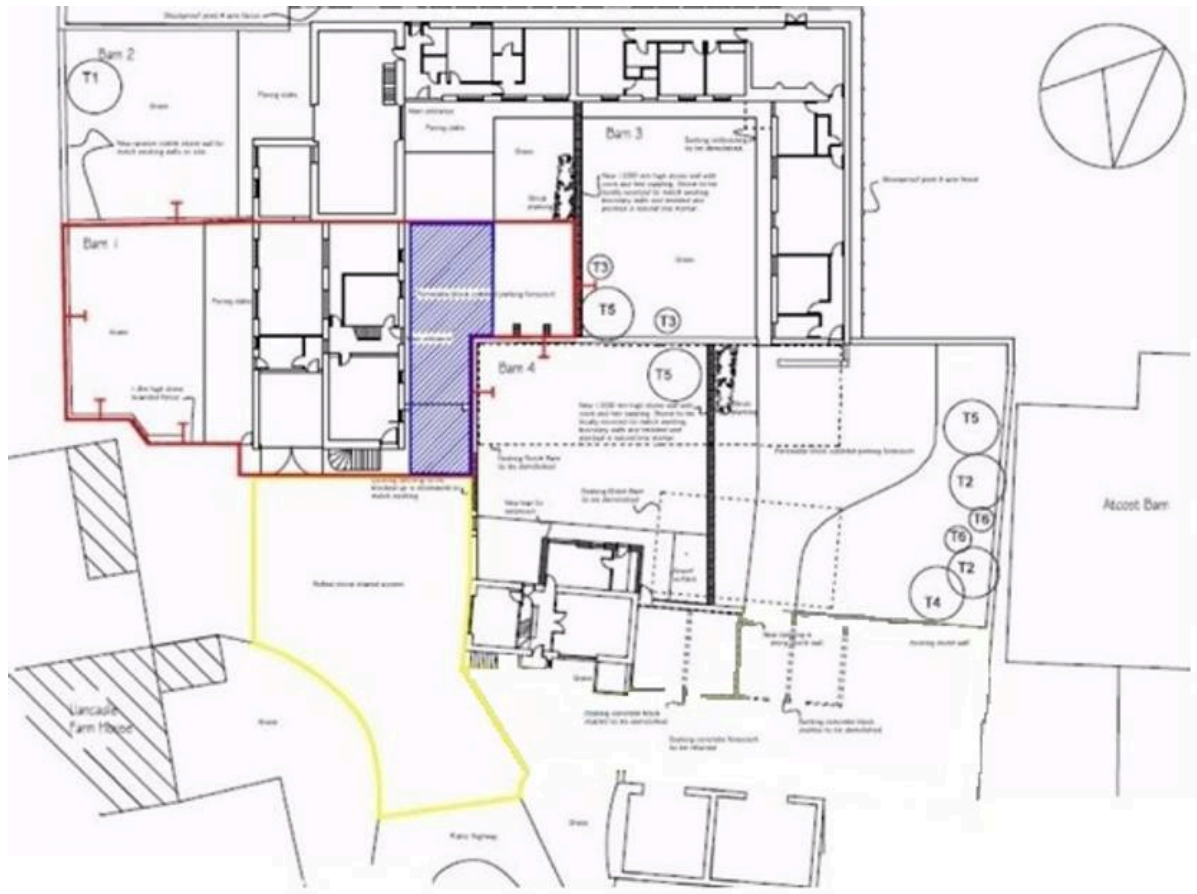
The original consent is subject to 18 conditions (documents available on request) and allows for the construction of a substantial home providing accommodation including ENTRANCE HALL, a large semi open-plan LIVING ROOM and DINING ROOM, separate STUDY and KITCHEN. Rear LOBBY providing access to UTILITY ROOM and integral GARAGE. To the first floor, there are FOUR BEDROOMS, two of which are EN-SUITE and additional BATHROOM.

Outside, a portion of the shared front courtyard lies in the ownership of Barn 1 and provides parking. The west facing rear garden enjoys direct rural views and requires a one and a half metre, stone boundary wall as per the condition details in the more recent application.

The site plan shows the boundaries of Barn 1 edged red with a right of way in favour of Barn 2 hatched in blue. Barn 1 with a right of way over the private ground edged yellow.

All remaining contents to be removed by purchaser.







Herbert R Thomas

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