



**CWMNOFYDD FARM**  
**CWMNOFYDD LANE, MACHEN, CAERPHILLY**



# CWMNOFYDD FARM

CWMNOFYDD LANE, MACHEN, CAERPHILLY, CF83 8NR

Newport 8 miles • Cardiff 10 miles • Bristol 44 miles

Cwmnofydd Farm is one of the most significant residential dairy farms in South-East Wales with unparalleled opportunity for future diversification and environmental enhancement.

The significant livestock farm has a substantial four-bedroom character farmhouse, two-bedroom attached annexe, modern four-bedroom dwelling (subject to an Agricultural Occupancy Condition), extensive range of modern agricultural buildings incorporating a dairy set-up and stable yard along with approximately 370 acres of pastureland and woodland.

## FOR SALE BY PRIVATE TREATY



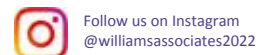
CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726

Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)

web: [www.williamsassociates.org.uk](http://www.williamsassociates.org.uk)



# CWMNOFYDD FARM

FOR SALE AS A WHOLE OR IN ELEVEN LOTS

Cwmnofydd Farm has a rich and long history tracing back to the former “Tredegar Estate” and the Morgan family.

Situated in an elevated position with extensive views across the open countryside yet located within less than 10 miles from the centre of Cardiff.

The properties have excellent road access to Newport, Caerphilly and the M4 Motorway. Cardiff Airport is 24 miles to the West and Bristol Airport is 44 miles to the East.

The farm currently operates as a dairy holding with a significant range of modern and traditional agricultural buildings, which could easily be converted to equestrian or commercial use (subject to obtaining the necessary Planning Permission).





## LOT 1

### Cwmnofydd Farmhouse

Cwmnofydd Farmhouse, two-bedroom annexe, extensive stable yard and approximately 9.27 acres of pastureland.

The significant and character stone-built farmhouse is situated at the centre of the holding in an elevated position with views across open countryside. The property is approached via a large turning circle and established gardens and lawns with impressive full width steps leading to the front door and a raised patio area ideal for al fresco dining and entertaining.

An oak frame storm porch leads to the impressive solid wood front door and a tiled floor vestibule beyond and w.c.

The magnificent hallway leads into the lounge via double doors with its feature open fireplace. On the opposite side of the hallway is an equally impressive family room with its open

fireplace in a stone surround and hearth. Both rooms provide enormous space for entertaining or relaxing with family and friends.

To the rear of the hallway is a study/snug with its own wood burner in a red brick and stone hearth. To the rear is a south facing conservatory with a red tile floor which provides, yet again, ample space for dining or relaxing. Double doors lead to the hallway and the lounge.

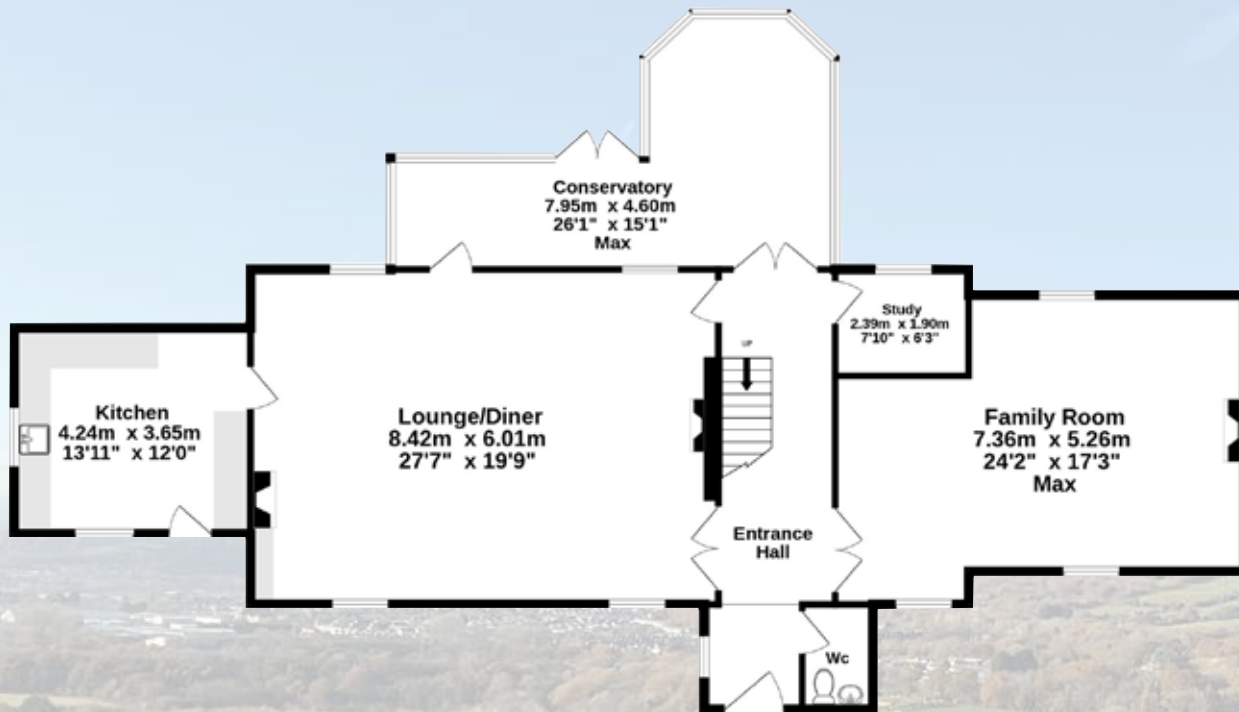
The double aspect kitchen is fully fitted with wall and floor units, a double sink and integrated appliances, the impressive electric Everhot oven is a feature of this modern farmhouse kitchen.

On the first floor there are four impressive bedrooms and a family bathroom with a panel bath, separate shower, wash hand basin and w.c.

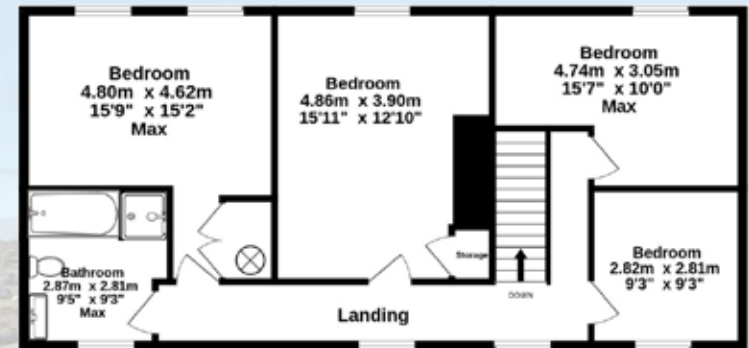


# Cwmnofydd Farmhouse

Ground Floor  
146.0 sq.m. (1571 sq.ft.) approx.



1st Floor  
76.0 sq.m. (818 sq.ft.) approx.



TOTAL FLOOR AREA: 222.0 sq.m. (2390 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Annexe

“The Stables” was converted to create a compact and self-contained living accommodation whilst maintaining the original timber beams and exposed stonework.

The stable-door style entrance door leads into a modern and well-equipped kitchen with fitted wall and floor units, stainless steel sink and integrated appliances together with a tiled floor.

The adjoining conservatory provides ample room for dining and also relaxing with the family.

The lounge maintains many of the original features with exposed timber beams, a wood burner on a stone hearth and exposed stonework.

On the first floor are two bedrooms with integrated storage together with a shower room including a w.c. and wash hand basin.



## Stable Yard

Adjoining the farmhouse is an impressive stable yard with eleven individual stables together with a large tack room and feed store and comprises:-

Steel Portal Frame Building 11.20m x 9.20m (26' 7" x 30') with a cantilever roof comprising of three 12' x 12' stables to the front with tack room and feed store to the rear.

Separate Timber Frame Stable Block of eight individual stables (12' x 12').

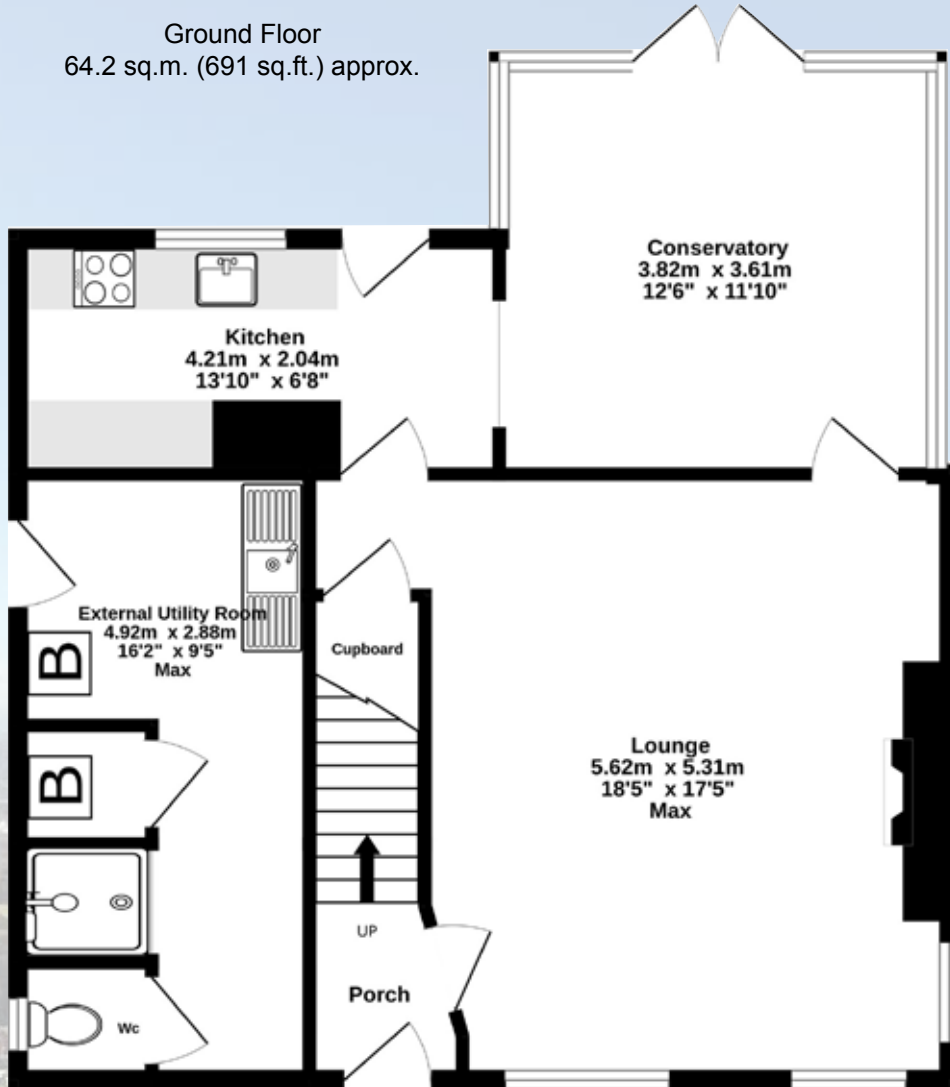
The adjoining land extends to approximately 9.27 acres of pasture land.



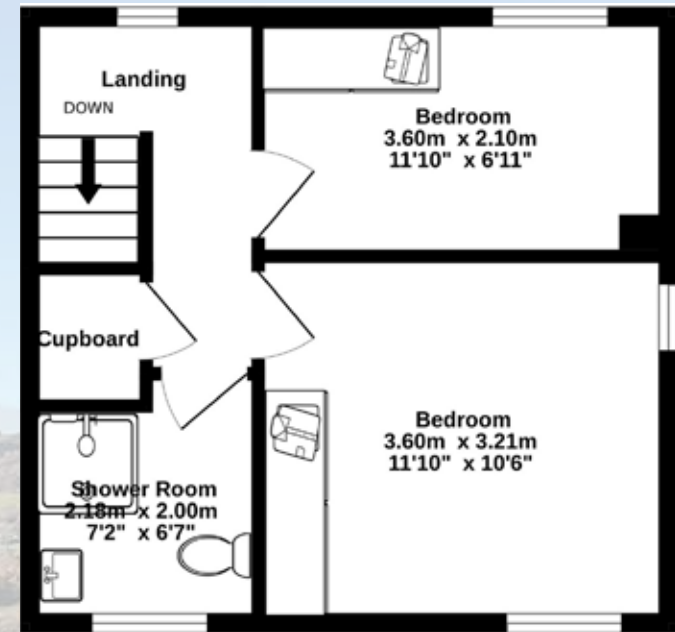


# Annexe (The Stables)

Ground Floor  
64.2 sq.m. (691 sq.ft.) approx.



1st Floor  
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA: 93.8 sq.m. (1010 sq.ft.) approx.  
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## LOT 2

### Ty Nofydd

Ty Nofydd is located a short distance from the main farmhouse and has uninterrupted views across open countryside. The four-bedroom family dwelling was constructed around 1995 with a modern layout and is ideal for family living.

The property is entered via a timber frame storm porch and solid wood door. The entrance hallway leads to two large reception rooms, a study and a lobby with w.c.

The triple aspect lounge provides an excellent living space with a feature fireplace. The kitchen/diner is across the hallway and provides extensive living and cooking options. The fully fitted kitchen has fitted floor and wall units with integrated electric oven and hob, integrated appliances, oil-fired Rayburn and stainless-steel sink. There is a separate utility room with separate shower cubicle, w.c. and wash hand basin and direct access from outside.

On the first floor are four good size bedrooms and a family bathroom. The main bedroom has an ensuite shower room. Each bedroom has built-in storage cupboards. The family bathroom has a panel bath, shower cubicle, w.c. and wash hand basin.

To the rear of the property is a patio area, extensive lawns and gardens ideal for a large family.

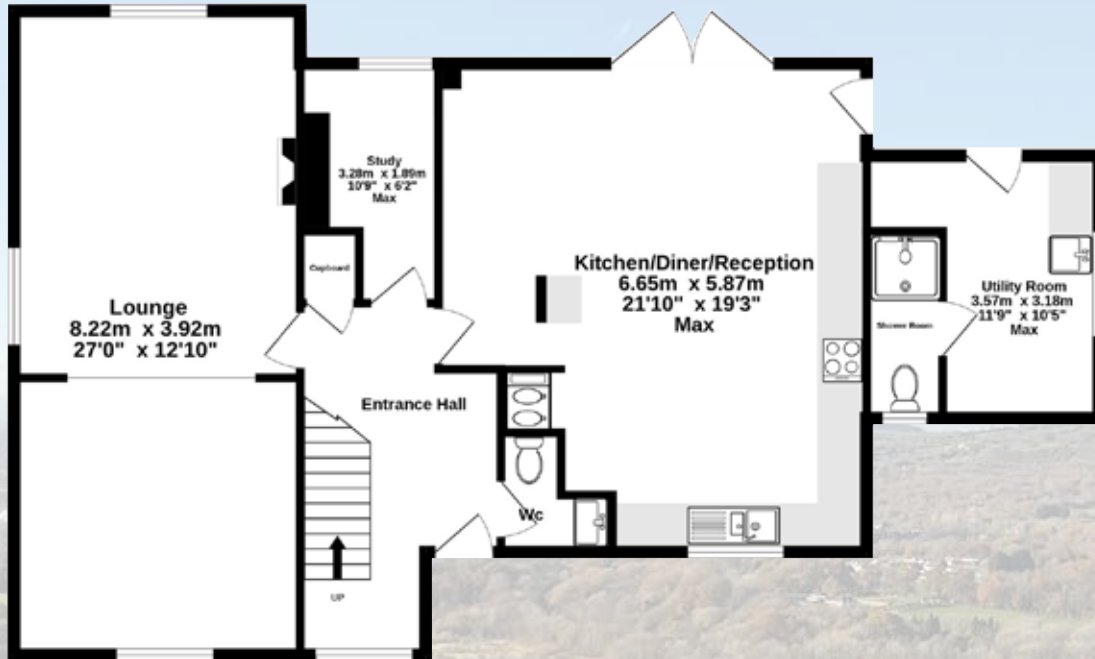
Outside there is ample parking and turning areas for several vehicles together with lawns and mature trees.

The property is subject to an Agricultural Occupancy Condition (AOC).

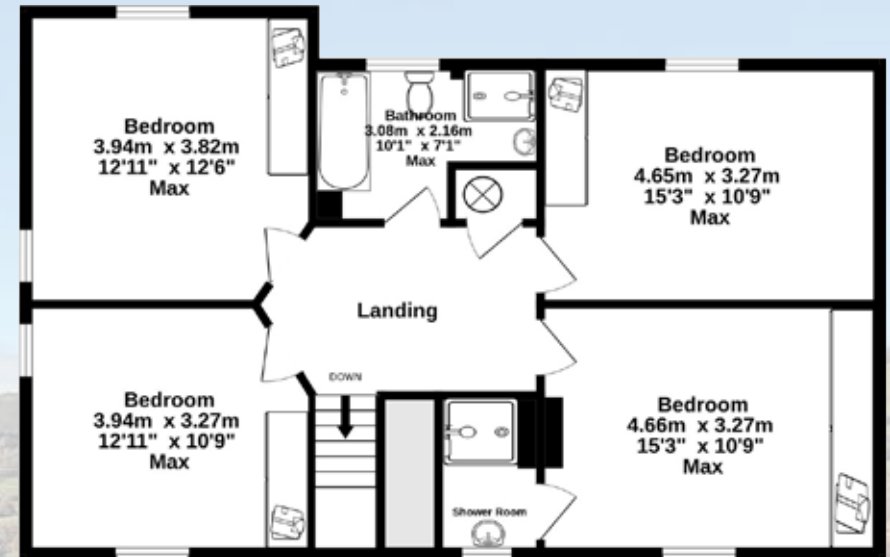


# Ty Nofydd

Ground Floor  
99.4 sq.m. (1070 sq.ft.) approx.



1st Floor  
80.4 sq.m. (865 sq.ft.) approx.



**Williams Associates**  
Chartered Surveyors

TOTAL FLOOR AREA: 179.8 sq.m. (1935 sq.ft.) approx.  
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## LOT 3

### Agricultural Buildings

An extensive range of modern and traditional agricultural buildings are located to the North of the farmhouse.

The yard and buildings are currently configured for the housing and feeding of approximately 120 head of dairy cattle but could easily be converted to equestrian or business use subject to planning permission.

The current buildings are set into the slope on a number of levels and could be easily reconfigured if required, with excellent roadside frontage onto Cwmnofydd Lane.



### The Farm Buildings comprise of:-

- Steel portal frame covered silage pit with reinforced concrete walls - 27.43m x 13.71m (90' x 45').
- Traditional stone barn with slate roof.
- Dairy and parlour building.
- Range of dairy buildings including cubicles, feed passage and youngstock housing:
  - Cubicle shed – 11m x 36.57m (36' x 120').
  - Cubicle shed – 6.55m x 36.57m (21'4" x 120').
  - Youngstock shed – 6.75m x 36.57m (22' x 120').
- Steel portal frame youngstock building – 16.36m x 27.43m (53'6" x 90').
- Covered silage pit with reinforced concrete walls – 4.6m x 27.43m (15' x 90').
- Steel portal frame covered silage pit with reinforced concrete walls - 8.6m x 27.43m (28' x 90').
- Steel portal frame lean-to youngstock building - 8.9m x 18.29m (29' x 60').





#### **LOT 4**

A block of approximately 51.03 acres of new grass leys and permanent pasture adjacent to Ty Nofydd. The gently sloping land is highly productive and versatile being divided into a number of smaller enclosures by hedgerows and has direct access from the highway in a number of locations.



#### **LOT 5**

A significant block of approximately 106.30 acres of mainly permanent pasture, new grass leys and rough grazing together with woodland within a ring fence. The areas of woodland are located to the North and South of the parcel and extend to approximately 8 acres. The gently sloping land is highly productive with roadside frontage on three sides.



#### **LOT 6**

Approximately 22.09 acres of permanent pastureland, rough grazing and woodland situated to the South of the main farm. The land has roadside frontage and a number of natural ponds. The land is ideal for environmental enhancement or re-wilding.

#### **LOT 7**

Located to the North of the main farm and close to the village of Machen, locally known as the 'Viaduct', the permanent pasture and woodland extends to approximately 22.17 acres and incorporates the former railway line. The land is ideal for equestrian use or environmental enhancement.

## **LOT 8**

A block of approximately 20.91 acres of permanent pasture land located to the South of the hamlet of Waterloo. The flat pastureland borders Waterloo along the Northern edge and has roadside frontage along the Eastern boundary. The land is divided into a number of good size enclosures with hedgerows and mature trees.

## **LOT 9**

Formerly part of Ty Jenkin Farm, a versatile block of land extending to approximately 44.97 acres which includes approximately 14 acres of woodland and rough grazing. With good access from the highway, the mainly flat land is highly productive and versatile with a natural water supply from the Nant-y-Garth Brook.

## **LOT 10**

Approximately 21.37 acres of agricultural land and a small area of woodland adjacent to Edward Thomas Close, Rudry, the gently sloping land is ideal for equestrian use or environmental enhancement. The land has good roadside access with ample shade and shelter. Please note the stable block and structures currently in situ are not included within the sale.

## **LOT 11**

Situated to the North of the village of Machen and known locally as White Hart, is a significant block of approximately 71.86 acres of mainly South facing pastureland which is dissected by the Nant-y-Ceisiad Brook, a natural water supply. There is approximately 6.22 acres of established woodland on the North-West edge. Access is via White Hart and Ty Canol Lane. There is a small stone barn at the roadside leading to Nant-y-Ceisiad. Note: please ensure you park considerately whilst viewing the land and please do not block the access lane.



## DIRECTIONS

Sat Nav: CF83 8NR

All lots will be identified by Williams Associates "For Sale" boards.



**Lots 1, 2, 3 and 4** - clash.wizard.wreck

**Lot 10** - really.settle.point

**Lot 11** - imposes.hires.seasick

## METHOD OF SALE

The property will be sold by Private Treaty.

## TENURE

Freehold with vacant possession on completion.

## SERVICES

All properties benefit from mains water, electricity and septic tank drainage. Cwmnofydd Farmhouse and The Stables (annexe) benefit from oil fired central heating via a boiler. Ty Nofydd benefits from oil fired central heating via the Rayburn.

## FIXTURES AND FITTINGS

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

## COUNCIL TAX BANDS

Cwmnofydd Farmhouse - Band F

The Stables - Band A

Ty Nofydd House - Band G

## AGENTS NOTE

Ty Nofydd is subject to an Agricultural Occupancy Condition (AOC). Further details are available from the Agent.

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Cwmnofydd Farmhouse - F

The Stables - E

Ty Nofydd House - E

## IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## OVERAGE

Parts of lots 5, 8 and 10 are subject to an overage provision of 30% for a period of 30 years. The overage provision will apply to all future development other than Agricultural or Equestrian.

## BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

## LOCAL AND PLANNING AUTHORITY

Caerphilly County Borough Council

Penallta House, Tredomen Park, Hengoed, CF82 7PG

Tel: 01443 815588

Web: [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)

## VIEWINGS

Strictly by appointment only with the sole selling Agent, Williams Associates. Some of the fields may contain livestock please be vigilant whilst viewing and leave all gates as found. No dogs to be taken onto the property.

## HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The properties are sold subject to, and with the benefit of, all existing rights of way, light, support, drainage, water, electricity supplies, mineral rights and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

## BOUNDARIES, PLANS, AREA AND SCHEDULE

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

## PLANS, AREA AND SCHEDULE

The property is registered at HM Land Registry under the following title numbers: CYM477497, CYM477650 and CYM477428. These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

## SOLE SELLING AGENTS

Williams Associates Chartered Surveyors

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire, NP7 9AH.

Tel: 01873 840726

Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)

Contact: Stephen Williams, Eifion Morgan or Sally Bigley.

