



## **FOR SALE BY PRIVATE TREATY** **FORMERLY PART OF CEFN LLWYD FARM, SENGHENYDD,** **CAERPHILLY, CF83 4HW**

A useful and productive compartment of upland pastureland with appeal for agricultural, renewables and amenity purposes (STPP). Agricultural land extending to approximately 83.76 acres together with a large portal frame steel building.

To be sold as a whole or in two separate Lots.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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# LAND FORMERLY PART OF CEFN LLWYD FARM, SENGHENYDD, CAERPHILLY, CF83 4HW

Lot 1 – 39.93 acres • Lot 2 – 43.83 acres • As a whole – 83.76 acres

A substantial block of permanent pasture, with direct road access and a large agricultural building (120ft x 80ft). The land is a large block of productive pasture for sale as a whole or in up to two lots. Positioned in an accessible location within easy reach of Abertridwr, Caerphilly and Cardiff. The sale of the land offers a rare chance to acquire a desirable and productive, large area of grazing land which may have some potential for renewable energy uses (STPP). Having been mown for fodder as well as providing productive grazing, the land will be of appeal for livestock keepers as well as holding some interest to equestrian and amenity users (STPP). The land borders a proposed windfarm development site and may hold some appeal in line with similar uses (STPP).

## LOT 1

A productive block of permanent pasture, split into 4 main enclosures which have all been well managed and produce good grass yields as well as providing quality grazing land. There is one steeper parcel above the building which is suitable for livestock grazing.

The land benefits from spring fed tanked water and has access from the driveway north of the building as well as directly from the building/yard area.

The land is well fenced with stock proof post and wire as well as stone walling along the western boundary.

The agricultural building provides an excellent addition, alongside the land. A steel portal frame construction traditionally used for housing livestock and fodder. There is a sheep dip and handling race in situ. The building is 120ft x 80ft.

The soil is freely draining loam well suited to producing quality grazing and hay/silage.

In all LOT 1 extends to approximately 39.93 acres and shown edged red on the sale plan.

## LOT 2

Sitting to the north of Lot 1 - a productive block of permanent pasture, split into 3 main enclosures which have all been well managed and produce good grass yields as well as providing quality grazing land. There is additionally one area of less productive, wetter grassland which is suitable for livestock grazing or natural habitat.

The land benefits from a spring fed natural water supply and has access from the shared farm trackway.

The land is well fenced with stock proof post and wire to all boundaries. A footpath crosses the land near the northern boundary.

The soil is generally freely draining loam well suited to producing quality grazing and hay/silage and where appropriate has been managed to provide such.

In all LOT 2 extends to approximately 43.83 acres and shown edged blue on the sale plan.



## DIRECTIONS

From the M4 motorway take Jct 32 (A470) towards Nantgarw. Take the A4054 towards Caerphilly. Continue for approximately 1 mile and continue over the roundabout onto the A468. After another mile take the first exit onto B4263/St Cenydd Rd. At the next roundabout take the first exit to continue on the B4263 towards Abertridwr. Continue into the village and remain on the high street before turning right onto Bryngelli Terrace before turning right onto Bryncoed Terrace. Continue along this road for approximately one mile where you will then find the building and Lot 1.

Sat Nav: CF83 4HW (each Lot will be identified with a Williams Associates "For Sale" board).



actor.purified.personal (Lot 1 Building)

## TENURE

Freehold with vacant possession upon completion is available to all lots.

## SERVICES

Spring water connected. The purchaser will be expected to make their own connections to the appropriate services should they wish and be responsible for any meters which may need to be installed if the land is sold as separate Lots.

## FIXTURES & FITTINGS

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

## LOCAL & PLANNING AUTHORITY

Caerphilly County Council  
Tredomen Park, Ystrad Mynach, Hengoed CF82 7PG  
Tel: 01443 815588

## METHOD OF SALE

The property is for sale by Private Treaty. The vendor and sales agent reserve the right to conclude the sale in any other method they see as suitable.

## BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

## PLANNING

All potential purchasers must rely upon their own planning enquires.

## OVERAGE

The land (both Lots) is to be sold with an overage in place in favour of the vendor for any change of use from agricultural (to allow equestrian) following the grant of planning for renewable energy generation. An uplift of 25% will be made payable to the vendor for a period of 25 years. Details can be obtained from the selling agent.

## VIEWINGS

Strictly by appointment only with the sole selling Agents.

## SPORTING, TIMBER & MINERAL RIGHTS

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

## HEALTH & SAFETY

All Viewers Must Exercise Caution When Viewing the Land and Building. Please refrain from taking dogs onto the land and leave gates as found. 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.

## 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 or Sally Bigley

## 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

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies 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, AREAS & 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.

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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



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## NOTICES

1. These particulars have been prepared in all 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.
2. 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.
3. 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.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all 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.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.



