

With Vacant Possession

Particulars of Sale and Plan
of the
Very Well Situated, Fully Equipped, Freehold Dairy Farm
known as

NEW HOUSE FARM
LLANBLETHIAN - COWBRIDGE

Comprising a
Finely Situated Farmhouse, and an Extensive Modern Range of Farm
Buildings

and Land with a Total Acreage of
38.195 acres or thereabouts

The Property to be Sold Either as a Whole or as Two Lots
BY AUCTION (*Unless Previously Sold*)

by
MESSRS. HERBERT R. THOMAS, SON & EDWARDS

Acting in Conjunction with
Messrs. JOHN DAVID, WATTS AND MORGAN

on
MONDAY, 4th SEPTEMBER, 1967

at
THE BEAR HOTEL - COWBRIDGE

at 3.30 p.m.

Further Particulars may be obtained from the Auctioneers' Offices at Cowbridge, Bridgend and Neath, or from the Solicitors, Messrs. Gaskell & Walker of Cowbridge.



Particulars of Sale

New House Farm stands on the outskirts of the much sought after Village of Llanblethian, Cowbridge. The house is situated in a particularly fine position on elevated land to the south of the Village, and there are extensive and very beautiful views in many directions. The property is very readily accessible and is within easy reach of Cardiff, Bridgend and Cowbridge itself where there are good shopping and schooling facilities.

METHOD OF SALE

The farm will first be offered for sale as a whole, and if not so sold, it will be sold in two Lots, the first comprising the farmhouse, farm buildings and 13.583 acres of land approximately, and Lot 2 a block of excellent freehold accommodation land of 24.612 acres approximately.

PARTICULARS OF LOT 1

This Lot which is shown edged red on the plan attached comprises the excellent farmhouse, the extensive modern range of farm buildings and land comprising 13.583 acres as set out in the Schedule hereunder :

THE SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
849	Part Pasture (in two Enclosures) Part Site of Farm Buildings	6.976 acres
800	Pasture	2.372 "
851	Part Pasture, Part Site of Farm Buildings	2.668 "
850	House, Garden and Part Site of Buildings	0.250 "
846	Pasture	0.773 "
847	Filled Quarry	0.544 "
	TOTAL	<hr/> 13.583 acres <hr/>

With the exception of O.S. No. 847 which is a filled quarry, the whole of the land is excellent, freely draining and fertile pasture.

THE HOUSE

The house occupies a unique elevated position commanding extensive views in several directions. The property is part stone built and part brick built and it has a slate roof. The exterior walls are either rendered or rough cast. It contains the following accommodation:

- (1) **Living Room**—19 ft. 2 ins. x 11 ft. 9 ins. fitted with a good modern tiled grate with Back Boiler.
- (2) **A Very Fine Room Used as a Lounge/Dining Room**—28 ft. 4 ins. x 14 ft. 6 ins. This room which has been converted from two smaller rooms has two modern tiled grates. The floor is partly in marley tile, and there is a serving hatch from the kitchen. The two modern light fittings will be left.
- (3) **Good "L" Shaped Entrance Hallway**—With staircase beyond. The Hallway has a quarry tiled floor.
- (4) **Kitchen**—12 ft. 9 ins. x 6 ft. 11 ins. fitted with Wash-Up with hot and cold water and separate cold water tap.
- (5) **Large Cool Dairy**—18 ft. 3 ins. x 7 ft. 0 ins. fitted with slabs and shelves.
- (6) **Downstairs Bathroom**—9 ft. x 5 ft. 8 ins. fitted with panelled bath and hand basin. The walls are part tiled.
- (7) **Rear Entrance Hallway**—Off which are—
 - (a) Lavatory with Low Flush Suite.
 - (b) Cloakroom.

First Floor

- (1) **Bedroom No. 1**—12 ft. 4 ins. x 11 ft. 9 ins. plus large recess. There is a tiled fireplace fitted.
- (2) **Bedroom No. 2**—15 ft. 6 ins. x 11 ft. 0 ins. This bedroom contains a large airing cupboard with lagged cylinder which is fitted with an Immersion Heater.
- (3) **Bedroom No. 3**—14 ft. 6 ins. x 14 ft. 3 ins. plus large recess.
- (4) **Bedroom No. 4**—14 ft. 3 ins. x 13 ft. 10 ins. fitted with tiled fireplace.
- (5) **Large Slope Roof Attic/Store Room**

The house is in good decorative condition throughout.



OUTSIDE

At the front of the house and leading up to the porch at the front door, is a walled, mainly crazy paved garden containing a number of attractive flower beds and borders. On the north side of the house is the former kitchen garden at present under grass and containing a number of soft fruit trees. There is a concrete path around the major part of the house.

THE FARM BUILDINGS

The farm has an extensive modern set of farm buildings, the major group being situated around a good concreted yard south of the house. These comprise :—

- (1) A modern cowshed to tie 26 cows with a pre-cast concrete frame, breeze block walls and asbestos roof. This shed measures 63 ft. x 33 ft 6 ins. and has a large centre gangway for tractor access for bedding and cleaning out. There are twin feeding walks, glazed mangers, tubular divisions and single water bowls. At one end of the shed are two large calf boxes.
- (2) Lean-to off the Dairy and built in rendered breeze block with an asbestos roof is a building comprising a large modern dairy at present containing a bulk Milk Tank and the other usual dairy fittings, and immediately opposite, the milking machine engine shed containing the electric motor and pump.
- (3) An excellent four-bay reinforced concrete built, asbestos roofed Atcost Hay Barn, 60 ft. x 20 ft. with a large lean-to to the west, 60 ft. x 20 ft. walled in on two sides with 9 in. breeze block. The roof is of asbestos. This lean-to can be used as an implement shed or cattle shed.
- (4) Also situated around the concreted yard are—
Part stone, part breeze block and part wood and galvanised built calf shed fitted with water bowl.
- (5) Part breeze block and part wood and galvanised built, former cowshed to tie eight, now used for general purposes.
- (6) A lean-to wood and galvanised built calf shed.
- (7) A wood and galvanised iron built deep litter shed with felt roof.
- (8) A two-bay part steel and part wood framed galvanised roofed hay barn with lean-to off.
- (9) Wood and galvanised iron built Single Garage.

To the north of the farmhouse is another excellent group of farm buildings comprising:—

- (1) Large General Purpose Poultry/Stock Shed, 50 ft. x 20 ft. built in 9 in. breeze block and with asbestos roof. Concrete floor throughout.
- (2) A breeze block and brick built, asbestos roofed building, 21 ft. 6 ins. x 20 ft. with concrete floor throughout. This shed can be used as a cattle shed or poultry shed.
- (3) Range of four brick built, asbestos roofed calf or pig sheds, 42 ft. x 20 ft. with concrete floor throughout.
- (4) Wood and galvanised iron built shed on concrete base, 30 ft. x 12 ft. This shed is used as a Deep Litter Shed with feeding room, off. Adjoining is a large bricked dung pit.

Immediately adjoining the house at the south end is a stone built slated barn divided to form cowshed to tie four cattle, a large loose box, and a loft overall. At the rear is a lean-to stone built and slated tool shed with large soft water cistern adjoining.

In O.S. No. 846 there are two useful wood and galvanised iron built stock sheds.

SERVICES

The farm has a mains electricity supply, and the farmhouse is wired throughout, and there are a substantial number of power points. Similarly, the major part of the buildings is supplied with electricity and power points have been included where necessary. The farmhouse and farm buildings have a main water supply which is at present obtained from a private pipe line running up from the Village of Llanblethian. A new main water supply line to Llandough Village has recently been constructed across the farm in O.S. No. 849, and alternatively a supply could probably be obtained from this main. In addition to the main water supply, the house is well supplied with soft water, and it is soft water which is used in the hot water system of the house.

Drainage to a cesspit.

A telephone is connected at present.

WAYLEAVE

There are Wayleave Agreements relating to six South Wales Electricity Poles which stand in fields O.S. Nos. 80 and 849, and there are also three telephone poles in field O.S. No. 849.

RATEABLE VALUE—£70.

Annual Rate for current year £42 11s. 8d.



TITHE REDEMPTION ANNUITY

Total Annuity paid in respect of Lots 1 and 2—£3 3s. 11d. to be apportioned if necessary.

TENANT RIGHT

No charge will be made in respect of the valuable tenant right.

FIXTURES

In the event of the farm being sold as a whole, the purchaser shall pay in addition to the purchase price the sum of £500 for the Alfa Laval Bulk Milk Tank (installed 26th of September, 1965), and also for the complete three-unit Milking Machine comprising engine, pump, piping and units.

A premium of a penny per gallon is paid on all milk produced on the farm and collected from the Bulk Tank, for a period of ten years from the date of installation.

In the event of Lot 1 being sold as a separate Lot, the purchaser shall take to the Milking Machine installation comprised in the three units, motor, pump and piping at the sum of £100. The vendor reserves the right to remove the Alfa Laval Bulk Tank complete with all fittings. This will mean part demolition of one wall of a building, which will be replaced by the vendor at his expense.

LOT 2

24.612 acres of excellent freehold Accommodation Land as shown edged blue on the attached plan, the whole in good heart and condition and more particularly described in the Schedule below :

THE SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
844	Pasture in First Year Ley	3.284 acres
841	Reseeded Pasture	2.528 "
840	Reseeded Pasture	2.231 "
842	Paddock	.289 "
843 and 8	Access Roadway	.284 "
10	Pasture	7.868 "
9	Pasture	3.956 "
7	Pasture	4.172 "
	TOTAL	<hr/> 24.612 acres <hr/>

This is a compact area of Accommodation Ground within very easy reach of New House Farm and enjoying easy access from the long frontage to the County Road to the south.

SERVICES

The vendor has recently installed a main water supply to cattle troughs in fields O.S. Nos. 7, 8 and 10.

TENANT RIGHT

There will be no charge in respect of tenant right.

TITHE REDEMPTION ANNUITY

Total Annuity paid in respect of Lots 1 and 2—£3 3s. 11d. to be apportioned if necessary.

GENERAL REMARKS RELATING TO WHOLE PROPERTY

New House Farm is particularly well situated in a delightful spot close to the Village of Llanblethian. It is a first-class productive Holding with an unusually extensive range of mainly modern farm buildings.

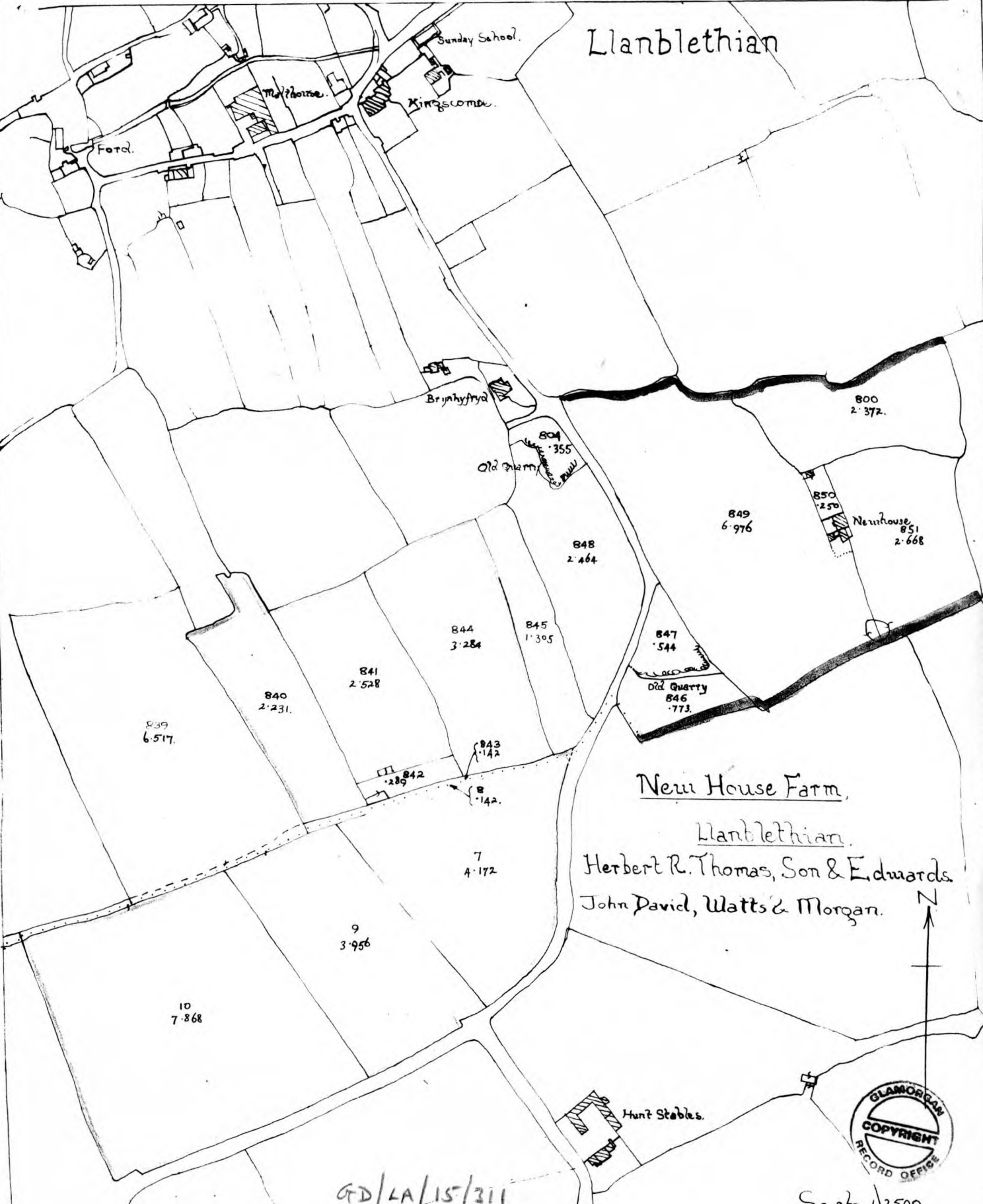
The property is sold subject to rights-of-way (if any) affecting it and also subject to the Town and Country Planning Act, 1947, and any other amending Acts, and to the Town Planning Scheme of the Local Authority.

The plan attached to these particulars is reproduced by permission of H.M. Stationery Office and is published for convenience only. Although believed to be correct, it is in no way guaranteed and does not form part of the Contract.

The water supply line recently installed by the Vendor in O.S. Nos. 7, 8, 9 and 10, continues into adjoining land to the west occupied by the vendor. The vendor reserves the right to continue to draw water through the pipe line to that land subject to joint maintenance of the pipe line where it runs through Fields O.S. Nos. 7, 8, 9 and 10 by the vendor and purchaser. In the event of Lot 2 being sold separately, the purchaser will be requested to connect this water supply line to the new water main passing through O.S. No. 849 and to pay for the cost of connection and installation of a meter. Lot 1 is sold subject to the right of the purchaser of Lot 2 to carry out this work, and subsequently to enter on Lot 1, to repair or relay the pipe line making good any damage done.



Llanblethian



New House Farm,
Llanblethian.
Herbert R. Thomas, Son & Edwards.
John David, Watts & Morgan.



GD/LA/15/311

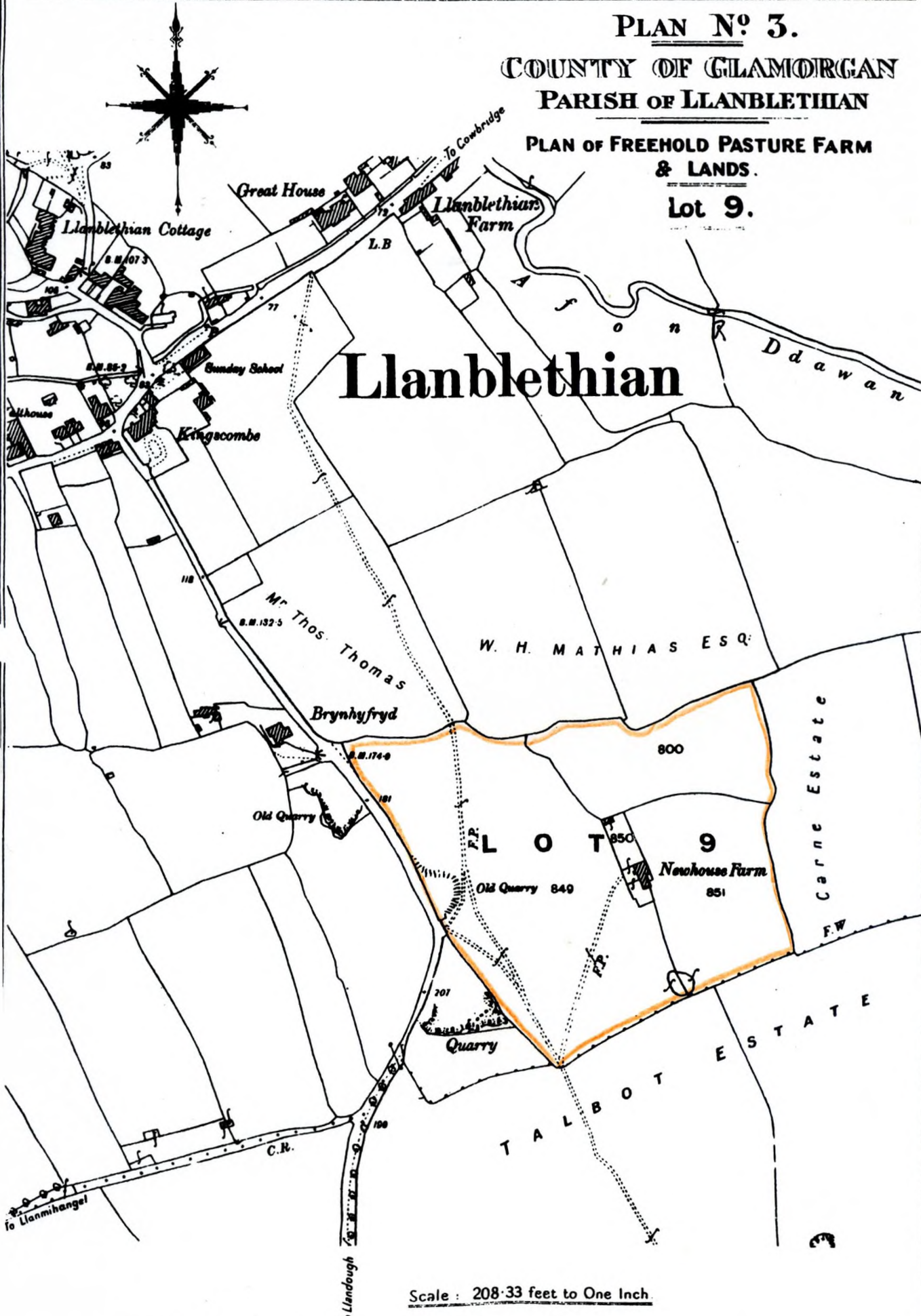
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PLAN N^o 3.

**COUNTY OF GLAMORGAN
PARISH OF LLANBLETHIAN**

**PLAN OF FREEHOLD PASTURE FARM
& LANDS.**

Lot 9.



Llanblethian

Scale : 208.33 feet to One Inch.

NOTE: This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office

STEPHENSON & ALEXANDER (F.A.I.)
Auctioneers & Surveyors.
CARDIFF.