

# JOHN E JEREMY

## Chartered Surveyors

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To Let or Purchase by Private Treaty  
On the instructions of Mr. and Mrs. R Howells



### **Nant-y-Fedw**

### **Grade II Listed Redundant Farm Buildings**

### **Gross External area is approximately 250m<sup>2</sup>.**

### **POA**

#### **Brief Description & Situation**

Unique Opportunity – premises to let or for-sale for use as storage or other purposes subject to planning, single storey farm buildings with a gross external area of 250 sq.m Located in a very rural position, north east of Croeserw.

Situated on the yard of a working family farm this barn presents a unique business opportunity.

Nant-y-Fedw is located within reasonable distance of centres of population including Croeserw, Cymmer and Bleangywnfi. The M4 is approximately 12km away by road.

## **Description**

### **Nant y Fedw Barn Grade II Listed Approximately 19.3m X 8.0m- North facing aspect**

#### **External**

A single-storey stone-built barn, with a steep pitched roof of Asbestos type material, with a stone chimney and a loft at the eastern end of the barn. There are several openings to the south-western end of the barn. a single-story stone pig sty (7.0m X 3.15m) to the west, with a slate roof

#### **Internal**

The barn is divided into four areas, with four cattle stalls and concrete floor forming the largest of the areas, with an inglenook fireplace and stone staircase leading to a loft above. The other areas at the end of the barn being for storage.

Mains water and electricity connected.

### **Stables Grade II Listed Approximately 10.5m X 7.0 m**

#### **External**

Stone constructed barn with a zinc sheet roof. Loft to the eastern end of the building.

#### **Internal**

Divided by wooden stables with a concrete floor and internal wooden loft.

#### **Stone shed**

Part stone and part timber and zinc, open fronted building.

## **Business rates**

There are no business rates currently due on the property due to the current use being agricultural.

## **Services**

The property already benefits from mains electricity and water however – any potential tenants or vendors will have to make their own enquiries in regards to water and electricity connections.

## **Planning**

No planning enquiries have been made regarding the potential property use.

## **Service charge**

A service charge will be levied to cover the maintenance of the common parts of the building and/or the Estate.

## **Legal Costs**

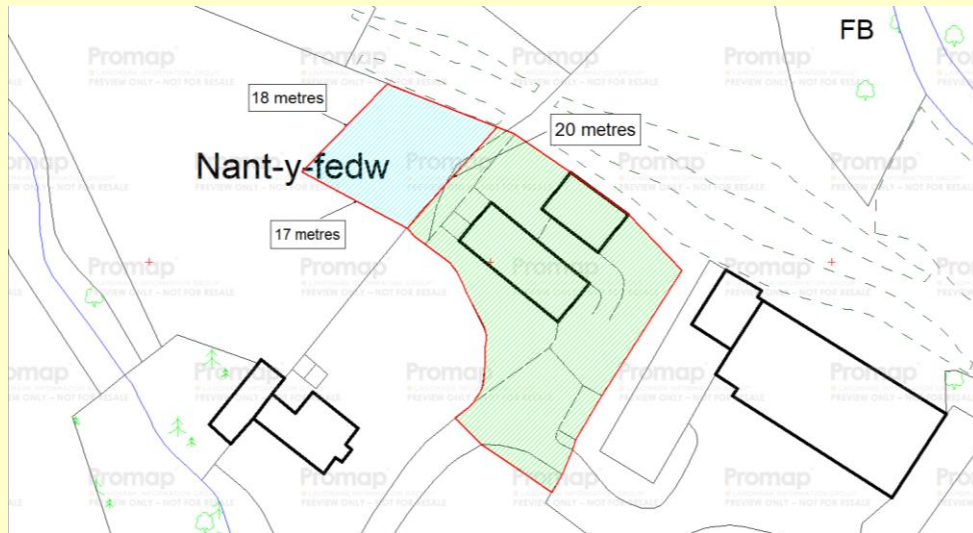
Each party is to be responsible for their own legal costs incurred in the transaction.

## **Access**

Access is enjoyed of a council-maintained country lane, along a private access road (with maintenance obligations) and through the farm yard.

## **Plan**

**The Land and Buildings are marked with red boundary line**



## **Tenure**

Freehold.

## **Clawback**

The land is sold subject to an 80% clawback provision for 50 years in favour of the vendors and their successors in title in respect of any future development. Excluding agriculture.

## **Local Authority**

Neath Port Talbot County Council

## **Rights, Powers and Easements**

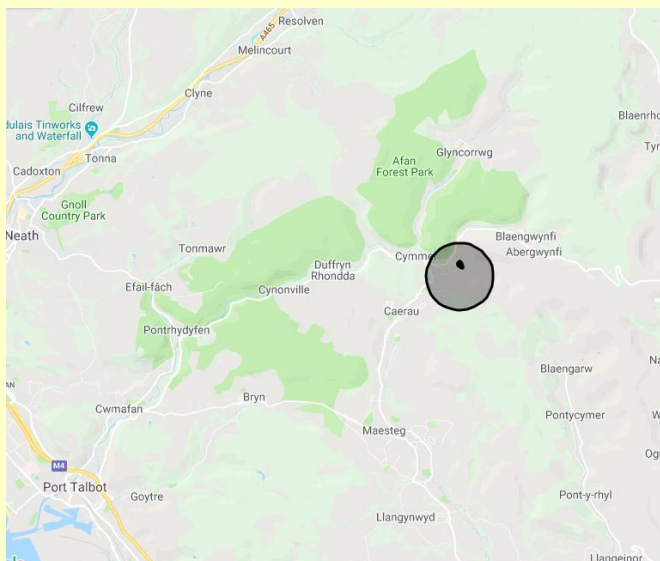
The property, (or parts of the property if subdivided for sale) is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing or proposed wayleaves for masts, stays, cables, drains, gas or other pipes whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of any Planning Schemes of the County or Local Authority.

**Price:** POA

## **Solicitors**

TBC

## Directions



## Plans and particulars

The Plans used in these particulars are based on the Ordnance Survey but are for reference only. They are believed to be correct, but the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error, omission or mis-statement as to the areas or otherwise shall not annul the sale or entitle the party to compensation in respect thereof.

The sale will be subject to Conditions of Sale, which can be obtained from the Vendors Solicitor.

## Viewing

Viewing strictly by appointment with the Selling/Letting Agent.

## IMPORTANT NOTICE

- 1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
- 2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
- 3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact

**John E Jeremy**

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