



LLWYN CELYN FARM

PORTH | PONTYPRIDD





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PORTH | PONTYPRIDD | RHONDDA CYNON TAFF | CF39 9UE

LLWYN CELYN FARM PRESENTS A SIGNIFICANT OPPORTUNITY TO PURCHASE AN EXTENSIVE PROPERTY WITH DIVERSIFIED APPEAL. PRIMARILY A LIVESTOCK HOLDING WITH EXTENSIVE GRAZING AND IMPROVED PASTURE ALONGSIDE TWO FARMHOUSES, AN ESTABLISHED LIVERY YARD AND A LARGE RANGE OF MODERN LIVESTOCK BUILDINGS. LLWYN CELYN PROVIDES SIGNIFICANT APPEAL TO AGRICULTURAL, EQUESTRIAN, INVESTOR AND ENVIRONMENTALLY FOCUSED BUYERS.

THE SALE OF LLWYN CELYN IS ONE OF THE MOST SUBSTANTIAL WITHIN SOUTH WALES IN RECENT YEARS, EXTENDING IN ALL TO APPROXIMATELY 608 ACRES.

Llwyn Celyn is extremely well located within easy reach of Pontypridd and Cardiff and the wide range of services these offer but also the local and national connections via the M4. Llwyn Celyn will be desirable to those looking to purchase a large livestock holding, investors and those with environmental interests.

FOR SALE AS A WHOLE OR IN UP TO TWO LOTS

- A superb, extensive and diversified holding rarely offered for sale in the local market •
 - Lot 1 – A recently renovated farmhouse residence with a substantial range of agricultural buildings and farmland extending in all to approximately 593.89 acres •
 - Significant range of modern agricultural buildings including a silage clamp, general purpose buildings and livestock housing •
 - Improved pasture with some large areas of reclaimed grazing land alongside arable/grassland leys •
 - Lot 2 – Offers a lovely farmhouse overlooking its own stable yard and paddocks in all approximately 14.83 acres •
- Indoor stables and recently installed sand school/turnout area with several paddocks offering a lovely equestrian unit well suited to a small livery or private yard •
 - In all approximately 608.72 acres (246.35 hectares) •

Porth 1.0 miles • Pontypridd 3.0 miles • Caerphilly 10.4 miles • Cardiff 16.0 miles • Bristol 53.3 miles • London 160 miles • Cardiff Airport 21.0 miles
Bristol Airport 58.0 miles • Porth Train Station 1.5 miles • Pontypridd Train Station 4.1 miles • Cardiff Central Station 16.5 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

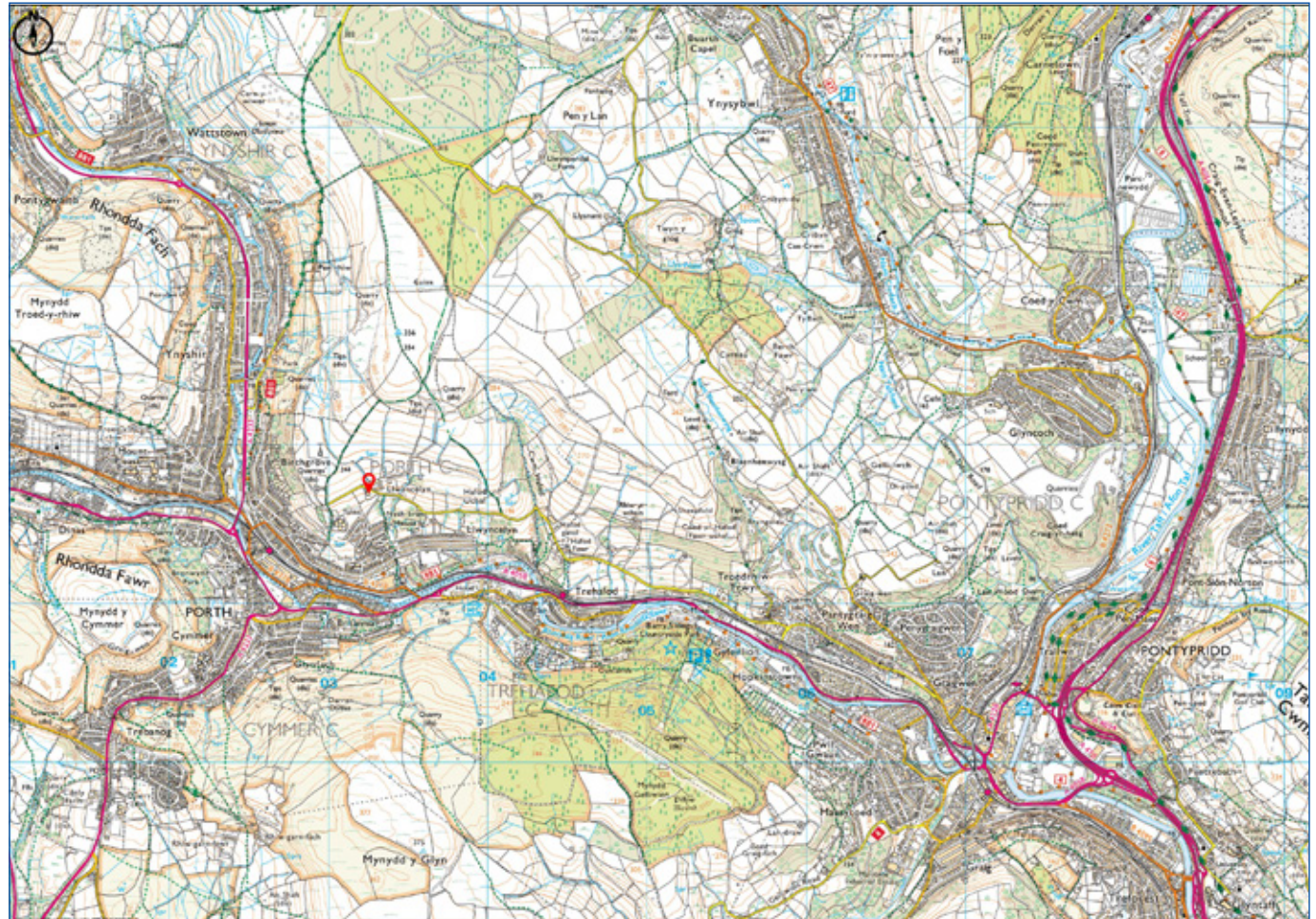
Llwyn Celyn Farm sits in an elevated position overlooking the town of Porth in the Rhondda Valley. Porth, lying in the valley is regarded as the gateway connecting the Rhondda Fawr and Rhondda Fach Valleys. Steeped in coal mining history the area was heavily industrialised but now offers access to several notable tourist attractions including the Pontypridd Museum which gives a real insight into the history of the area. Porth itself provides a range of primary schools, including the Welsh medium school of Ysgol Gyfun Cwm Rhondda as well as the secondary school, Porth County Community School. There are a range of shops and social establishments in the town as well as sporting facilities including Porth Harlequins RFC and Porth Football Club.

Located within easy reach is Pontypridd which offers a large range of services and amenities including health care, several notable secondary education premises and the University of South Wales Campus at Treforest. Pontypridd profits from extensive sporting and leisure facilities including Pontypridd RFC and Pontypridd Town FC alongside the Ynysangharad War Memorial Park with its bandstand, basketball & tennis courts, a lido pool as well as several grass sports pitches.

With both Porth and Pontypridd benefitting from a railway station access to Cardiff Central is easy with journey times, direct from Pontypridd, taking approximately 30 minutes.

Nearby Caerphilly Castle is arguably one of the most recognised castles in Wales. Constructed in 1268 by Marcher Lord Gilbert de Clare it is the biggest castle in Wales, second only to Windsor in the whole of Britain. The town also hosts a farmers and artisan market on the 2nd Saturday of every month and has a bustling town centre with an array of shops and eateries.

Cardiff, the capital and largest city in Wales is renowned world over for its sporting events, film studios and history and has such grown a huge tourism and leisure industry within the area. The reinvigorated Cardiff Bay and, the now pedestrianised, St Marys Street. Cardiff is a haven for visitors and locals alike. The St Davids Centre offers a huge range of high street and boutique shops as well as being so centrally located with a vast array of restaurants, hotels and events Cardiff really offers something for everyone. There are a wide array of fantastic schools within the Cardiff area, including Whitchurch and Llandaff secondary schools. The area is spoilt for choice when it comes to private education as there are many excellent schools in Cardiff to include, Howells School, Westbourne School and Llandaff Cathedral. Cardiff University is also within the city and is one of the highest rated Universities in the UK for a range of subjects.







LOT 1 - Y BREUANDY, AGRICULTURAL BUILDINGS & FARMLAND

1 & 2 Breuandy comprises a large, detached, four/five-bedroom farm house having originally been two semi-detached farm workers dwellings the property has now been reconfigured to provide a large principle dwelling in an excellent condition internally and externally. The house is now referred to as Y Breuandy.

Entering into the front porch Y Breuandy opens out into an expansive hallway with a warm and welcoming feel throughout. To the left-hand side is a large family dining room which provides a great area for entertaining and dining. With a large central window, the room is filled with natural light and also has a wood burner gifting warmth and tradition to the dining room. The main kitchen with fitted worktops and an electric oven provides a wonderful space within the house and has doors to the private rear garden. Having previously been two cottages, the second kitchen space is now a useful utility room. With the fitted work tops, Aga and Belfast sink still in situ this is a great addition to what is a lovely farmhouse and offers a real bonus to returning from the outside after a long day's work. Additionally, there is the cosiest of living rooms, with a modern, feature, wood burner and ample space for sofas and relaxing. The ground floor is completed by two small laundry rooms and a ground floor cloak room.

The first floor, accessed via both original staircases flows well and offers four bedrooms and a family bathroom. There are three large double bedrooms and a smaller guest room as well as large storage cupboards providing ample space for clothing or bed linen. The house benefits from a useful second floor bedroom/office which lends itself well to being a child's play room, a home office or an additional guest room.

To the rear of the farmhouse is a lawned garden and terraced area. Perfect for outdoor entertaining and enjoying the peaceful location of the farmhouse.



Y BREUANDY FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	22 F	
1-20	G		



Y BREUANDY FARMHOUSE - THIRD FLOOR



Y BREUANDY FARMHOUSE - GROUND FLOOR



Y BREUANDY FARMHOUSE - FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 3,189 sq.ft
 GROUND FLOOR: 1,830 sq.ft, FIRST FLOOR: 1,135 sq.ft
 THIRD FLOOR: 224 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



AGRICULTURAL BUILDINGS & LAND

The Buildings are outlined briefly below for ease and with reference to the building overlay contained overleaf.

Building 1 – 16x bay general purpose building providing general machinery storage in an extension over a hardcore floor, then, stables and cattle loose housing in the main body of the building. Additional lean-to workshop below with concrete floor.

Building 2 – 6x bay, covered, silage clamp with concrete walls and floor.

Building 3 – 3x bay open fronted cattle building with feed barrier fronts offering loose housing.

Building 4 – 7x bay sheep/cattle handling shed and loose housing. Lean-to on bottom side with covered handling area and external gathering pens.

Building 5 – 5x bay steel portal frame hay/straw shed.

The yard is mainly concrete and hard surfaced and provides excellent space between the buildings as well as ample room for fodder storage. The Buildings and Yard are an excellent size and quality to match that of the farm as a whole.

The Land comprises an extensive block of pasture land with some pockets of woodland adding natural appeal and shelter for livestock. Although much of the Land is sloping there are some large areas of significantly improved pasture and areas which are in rotation of root crops, arable whole crop silage and grass, with the less productive land further from the farm and to the north specifically. Some of this Land is also reclaimed coal tip and care should be taken if viewing parties are to walk the Land.

Much of the pasture has been drained and provides good grazing considering the altitude and topography. The Land benefits from natural water supplies and provides good grazing for sheep/cattle as well as some productive fodder parcels. The Land around the stable block provides good, free draining, grazing land for horses. The Property is serviced by several farm tracks providing good access to the holding.

The soil types vary from being acid based, loamy and clayey soils to some areas which sit over rock with a shallower profile to more peaty type soils on the higher ground.

Mineral rights are excluded on some titles – please discuss with the selling agents.

Lot 1 extends in all to approximately 593.89 acres.

Additional land maybe available by separate negotiation. Please discuss with the selling agents.





LOT 2 - LLWYN CELYN FARMHOUSE, STABLES & PADDOCKS

Llwyn Celyn farmhouse offers an appealing three-bedroom dwelling with a lovely aspect overlooking the stables and paddocks with far reaching views over the valley. Stepping inside through the front door and porch that opens up into the hallway with a large living room to the right-hand side with a triple aspect and fireplace the living room provides a lovely space to relax and entertain. From the hallway leading towards the rear of the dwelling you pass into the dining room, again benefitting from a wood burner with a stone feature fireplace surround. The kitchen provides the heart to the farmhouse with lovely, fitted units and AGA. The kitchen has French doors, again allowing the natural light to fill the room providing a warm feel to the house. Additionally, the ground floor accommodation continues to offer a useful utility/laundry room with fitted work tops, a small office room, perfect for home working or managing the farm from, and a ground floor cloakroom.

The first floor, accessed from the stairs in the main hallway presents three lovely bedrooms and a family bathroom. The two largest bedrooms have south facing views over the stables and land and the smaller bedroom is on the rear of the dwelling but offers a useful children's or guest room. The family bathroom, with a WC and bath with shower over and basin completes the accommodation within Llwyn Celyn Farmhouse and compliments the property very well.

The Property is in a good condition and has recently been sandblasted externally to reveal the stone work and has also recently had new windows and a new boiler.

Llwyn Celyn is served by mains water, a private septic tank and a new (2023) oil-fired central heating system.



LLWYN CELYN FLOORPLAN



GROSS INTERNAL AREA

TOTAL: 1,920 sq.ft

GROUND FLOOR: 1,187 sq.ft, FIRST FLOOR: 733 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

STABLES & LAND

The stables, contained within a large steel portal frame building, provide good accommodation for equestrians and coupled with the new sand school and paddocks the combination provides a lovely small livery or private yard alongside the house.

The current owners have developed a popular livery yard at Llwyn Celyn which provides stabling for 36 horses currently and a useful income stream. There is ample parking to the front of the stable building for horse boxes, trailers and visitors to the stables.

A recently constructed sand school provides a useful area for training or lunging all year round. Located to the side of the stables this is an excellent addition to the livery and stables.

The paddocks with Llwyn Celyn Farmhouse are sloping with a south facing aspect and provide good turnout and grazing for horses or livestock. The freely draining soil allows for horses to be out all year should an owner wish without significant damage to the sward.

The bridleways which cross the property offer extensive access to appealing rides over the farmland and into the nearby forestry.

As a whole Lot 2 extends to 14.83 acres as hatched blue on the sale plan.







KEY INFORMATION

Services: Mains water serves the dwellings, private drainage (septic tank & treatment plant) and mains electricity serve the Properties with oil fired central heating serves Llwyn Celyn and LPG services Y Breuandy.

Interested parties should satisfy themselves upon the availability and connection of all/further services and utilities and rely upon their own enquiries.

Tenure: Freehold with Vacant Possession available upon completion.

Overage: The Property is offered with an overage provision in relation to Lot 1 and will capture 25% of any uplift in value following the grant of planning permission for any renewable energy uses for a period of 25 years.

Council Tax: Llwyn Celyn Farmhouse - Band F
Y (1&2) Breuandy – Both Band D as not yet combined for Council Tax.

Energy Performance Certificates (EPC): Llwyn Celyn Farmhouse - E
Y Breuandy - F

Sale Method: Private treaty with vacant possession available upon completion.

Basic Payment Scheme: It is understood the whole Property is registered with RPW and receives the BPS payments with no other environmental schemes entered into. Basic Payment Scheme entitlements may be available by separate negotiation.

Local Planning Authority: Rhondda Cynon Taf Council. Telephone: 01443 425 005.

VAT: It is understood that VAT will not be chargeable on the sale price.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.


Several Public Rights of Way (Footpaths & Bridleways) cross the property. We are not aware of any third-party Rights of Way other than a right to access the telecommunications mast.

Agents Note: The vendors will retain access over part of Lot 1 to allow for access and the development of wind turbines on their retained adjoining Land. Please discuss with the selling agent. We are not aware of any other third-party rights of way except to access a telecommunication mast.

Directions: From the M4 Motorway take Junction 32 onto the A470 towards Merthyr Tydfil. Continue on the A470 for approximately 6 miles before reaching Pontypridd exit onto the A4058 towards Rhondda. Then continue on the A4058 for approximately 1 mile before turning right onto Hafod Lane. Continue along Hafod Lane for approximately 1.5 miles and you will arrive at Llwyn Celyn Farm.

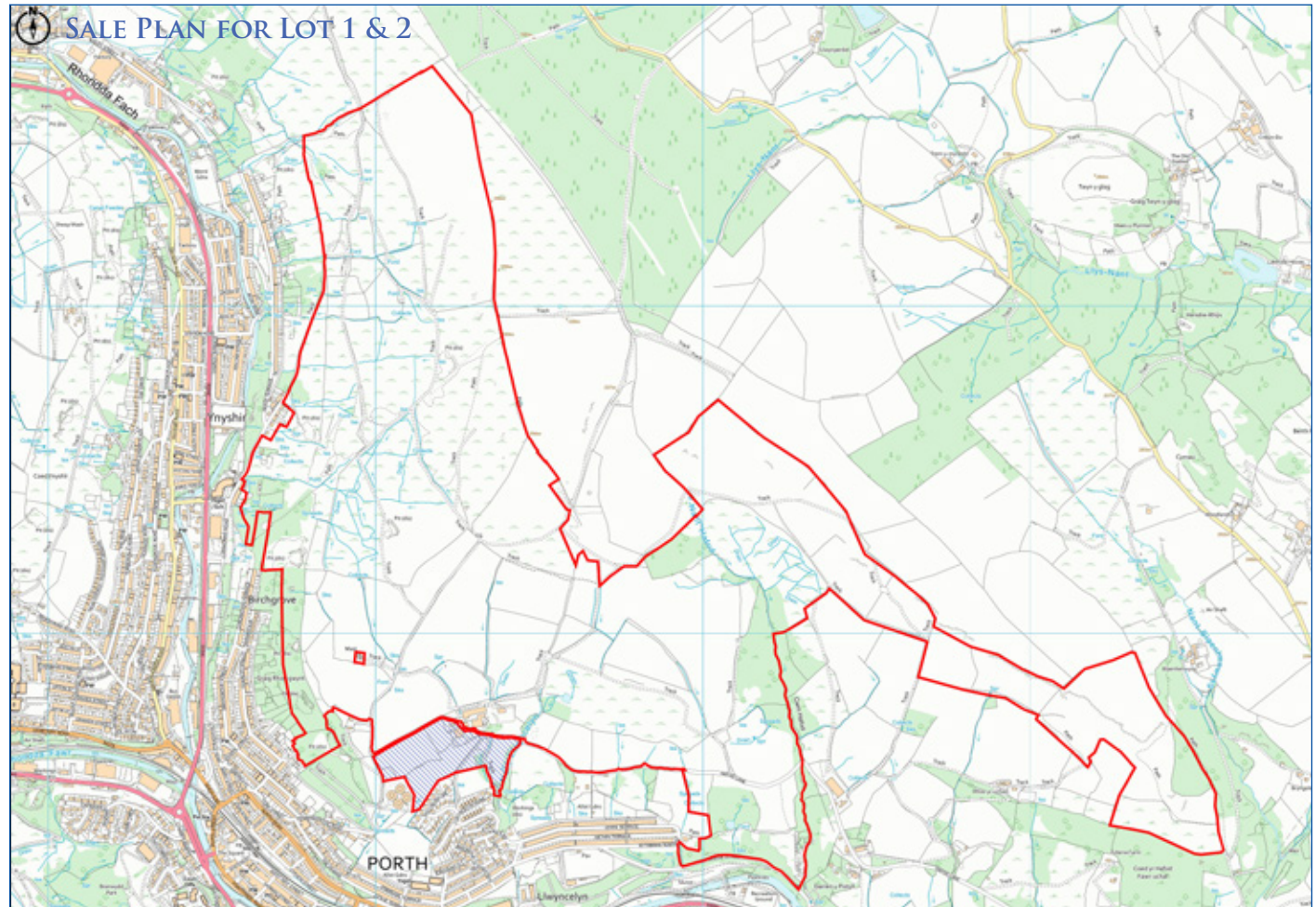
A For Sale board will be located at the entrance to the property

Postcode: CF39 9UE

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Viewings: Strictly by appointment with the selling agents. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably in seeking to clear the buildings, provide safe access and ensure viewings are as safe as possible.

Further Information: For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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