



SITE BOUNDARY FOR ILLUSTRATION PURPOSES ONLY

NEW HOUSE FARM

Capel Gwilym Road, Thornhill, Cardiff, CF14 9UB

A rare opportunity to acquire a former farm shop and small holding set within 15 acres





KEY CONSIDERATIONS

- Detached 4 bedroom bungalow on a private plot
- Detached 5 bedroom farmhouse with original features
- Former farm shop
- Traditional outbuildings with development potential (subject to planning)
- Modern farm buildings
- Field enclosures of grazing land

PROPERTY

The property comprises a former farm shop and smallholding on approximately 15 acres. The property is available as a whole or in individual lots, as shown on the lotting plan.

We have identified the following three lots on the plan:

- A 4 bedroom detached bungalow on an elevated private plot (shaded blue).
- A detached former farm shop, 5 bedroom farm house and a number of outbuildings, some of which would lend themselves to conversion, subject to gaining the necessary planning consents (shaded yellow).
- Three field enclosures extending to a total of approximately 9.8 acres (shaded green).

Access to the Property can be gained via a private gated entrance off Capel Gwilym Road.

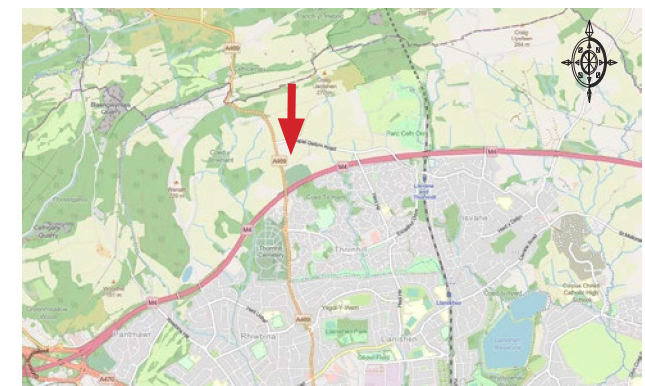
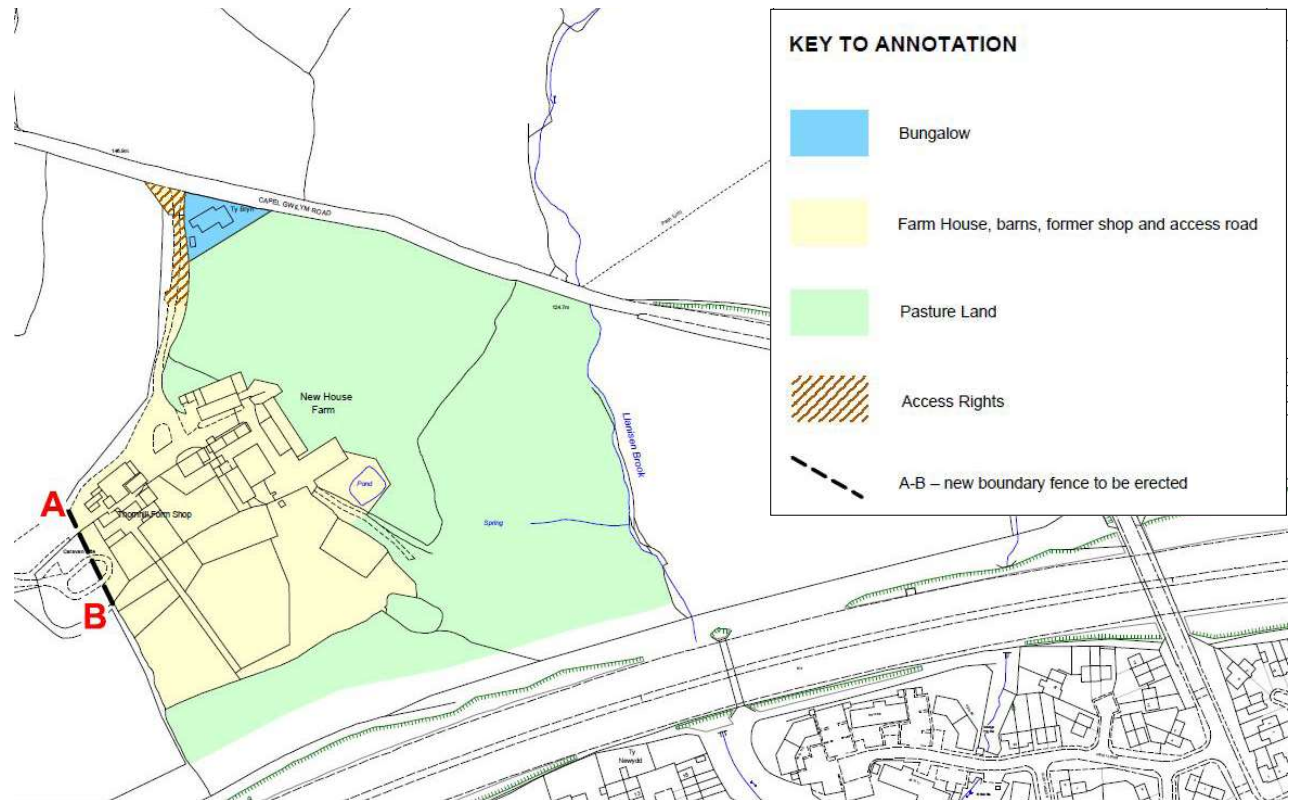
The Property occupies an elevated position, with far reaching views across the surrounding countryside, Cardiff and beyond.

LOCATION

The property is located within the county of Cardiff, approximately 5 miles north of Cardiff city centre and 3 miles south of Caerphilly town centre.

Whilst situated in a semi-rural area, the property benefits from close proximity to the M4 (J32), just 3 miles to the north-west. Lisvane & Thornhill Railway station is situated 1 mile to the east and provides regular services to Cardiff Queen Street, Cardiff Central, Barry Island and Penarth.

There are a number of leisure amenities and facilities in the vicinity including Cefn Onn Park, Llanishen Reservoir, Llanishen Golf Club, Lisvane Tennis Club, Ridgeway Golf Club and Driving Range and Caerphilly Mountain.



PLANNING

The property is situated within Green Wedge as defined in the Cardiff Local Development Plan adopted January 2016.

There is a designated Public Right of Way (PRoW) that intersects part of the property which will need to be retained.

TENURE

The freehold interest is being offered for sale with vacant possession.

VAT

The property is not elected for VAT.

FURTHER INFORMATION

Access to the information pack is available upon request. The information available includes the following:

- Site/lotting plan
- Floor Plans
- Photographs
- Videography
- Title Plan & Register

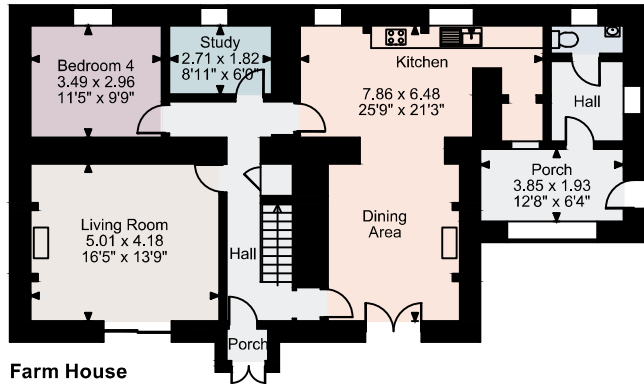
METHOD OF DISPOSAL

Offers are invited for the site as a whole or individual lots by a way of Private Treaty.

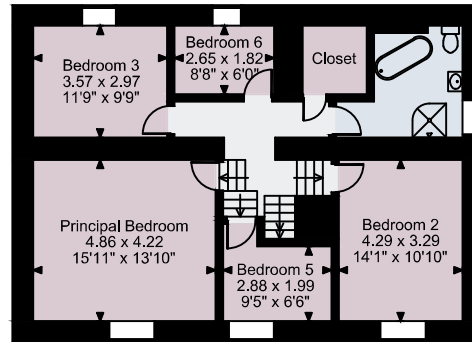
Interested parties are asked to provide details of their bid including:

- Extent of property they wish to bid for;
- Offer amount;
- Any conditions attached to the offer;
- Details of the party submitting the bid;
- Solicitor details;
- Timescales for exchange of contracts and completion;
- Proof of funding is also advisable.

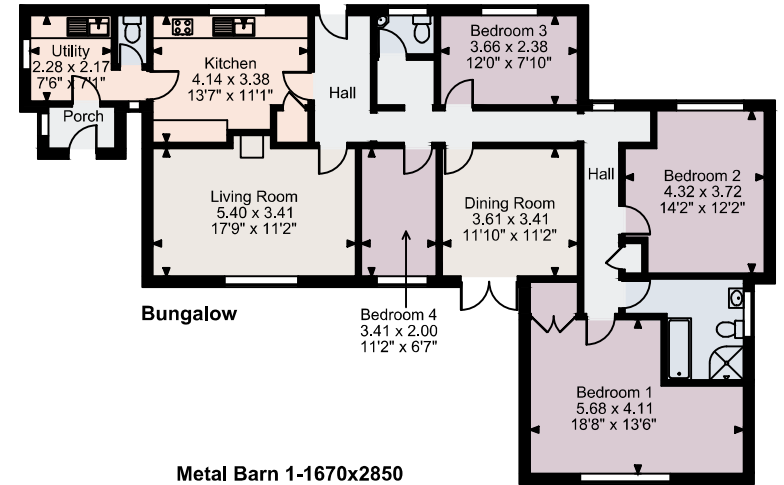




**Farm House
Ground Floor**

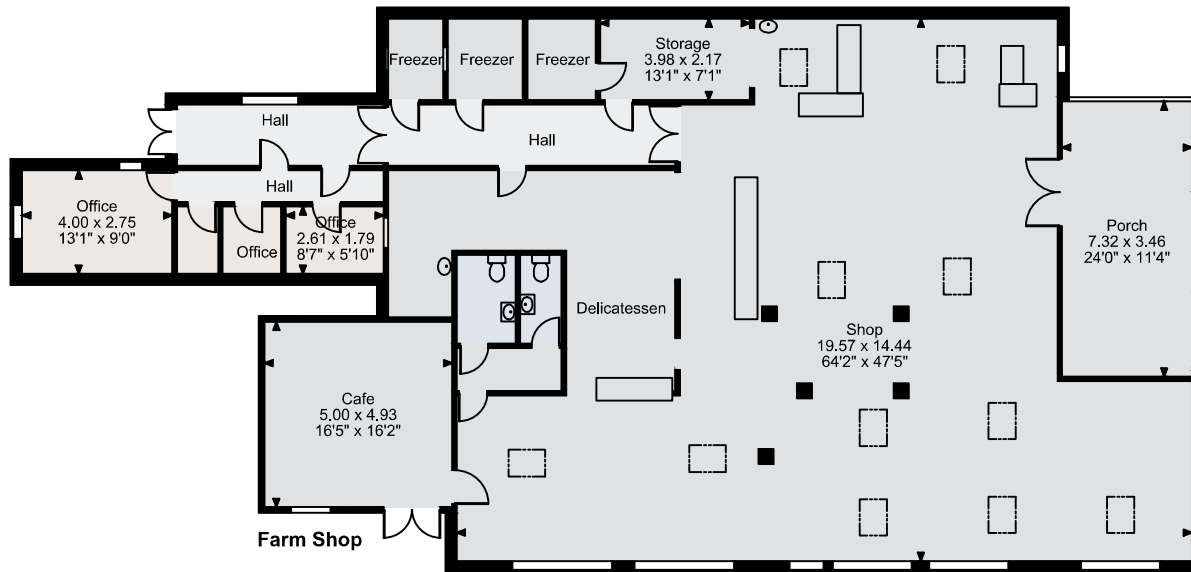


**Farm House
First Floor 2nd floor not accessible**

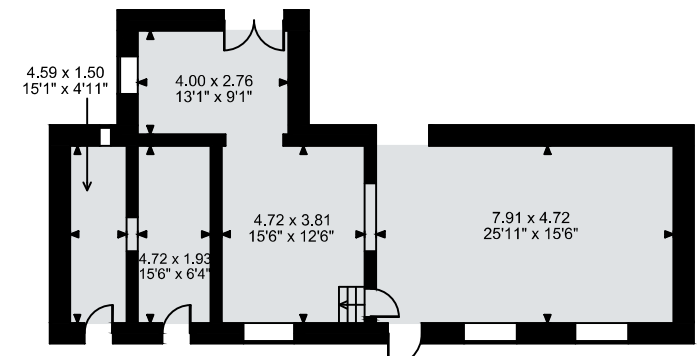


Bungalow

- Metal Barn 1-1670x2850**
- Block Barn 1-600x700**
- Metal Barn 2-640x1780**
- Old Stone Barn-610x960**
- Metal Barn 3-2180x1780**



Farm Shop



Stone Barn

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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VIEWINGS

Viewings are strictly by appointment only. Please contact Savills to make the necessary arrangements.

CONTACT

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