

CAERPHILLY

Cardiff 8 miles Pontypridd 7 miles

AN SUCCESSFUL MODERN POULTRY UNIT WITH
DETACHED BUNGALOW AND STABLES

HILL VIEW CAERLLWYN FARM ABERTRIDWR CAERPHILLY CF83 4FG



- Single Poultry Shed
- 12,000 sq ft
- Flat Deck Multi-tier
- Detached Bungalow
- Two Separate Stables & Tack Rooms
- Excellent Location

FOR SALE BY PRIVATE TREATY

Offers in Excess of £360,000

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

DESCRIPTION:

The sale of Hill View Caerllwyn Farm represents a rare opportunity of acquiring a modern poultry unit with the option of continuing a rolling contract for 3 years with The Happy Egg Company.

The property also benefits from a timber framed bungalow completed in 2018 as well as two separate stable blocks of two and four stalls respectively.



The poultry shed is approached over an open concrete yard leading off an unclassified council road.

The unit has the capacity for 9000 birds or 6000 organic birds.

The unit measures 203' x 59' providing an overall area of 12,000 sq. ft.

The unit was constructed in 2007 with the addition of a flat deck multi-tier in 2016.

Other features:

- Steel and wood structure
- Reinforced concrete floor
- All existing equipment to remain
- Automatic Feeders and Drinkers
- Cold store room

Other buildings include:

Two concrete block, profile sheet stables comprising of four individual stalls and a tack room.

THE BUNGALOW:

2018 saw the completion of the timber frame bungalow situated in close proximity to the poultry unit.

The accommodation consists of:

Kitchen – fitted kitchen units, sink, electric cooker range with extractor fan, breakfast bar, exposed beams.

Lounge – wooden floor, exposed beams.

Bedroom – Exposed beams, large door, large windows.

En-suite – Low level WC, wash hand basin, overhead shower, vanity mirror, tile floor, underfloor heating.

Boiler Room – Exposed beams, tile floor, reverse heat exchange – Rinnai 16 infinity boiler.



GENERAL REMARKS & STIPULATIONS

SERVICES:

Electricity: Mains
Water: Natural Spring
Drainage: Private disposal system
Heating: Ambient temperature

GRAZING RIGHTS:

The property affords the possibility of common grazing rights for 54 sheep, 7.5 cows, 1 horse onto the neighbouring Common.

TENURE AND POSSESSION

The property is freehold and offered with full vacant possession on completion.

LOCAL AUTHORITY

Caerphilly County Borough Council

Pontygwandy House, Ty Pontygwandy, Pontygwandy Road, Caerphilly, CF83 3HU

Tel: 01443 815588

COUNCIL TAX:

Band A

VIEWING:

Viewing is by prior appointment with the Sole Agents, RG & RB Williams, who will organise with the current owners. Tel: 01989 567233

FIXTURES AND FITTINGS:

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) shown only contain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

To Be Confirmed

FIELD SCHEDULE

Field No.	Area
6815	5.10
7632	4.85
8233	0.25
8037	0.48
8162	1.82 est

12.50 Acres
5.06 Hectares



