



Gwerthonor Uchaf Farm

Hospital Road, Penpedairheol, Hengoed, CF82 8DG



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CF82 8DG

A unique opportunity to purchase an agricultural smallholding on the outskirts of Penpedairheol and Gelligaer in the County Borough of Caerphilly.

The property comprises a detached traditional farmhouse, a complex of modern and traditional agricultural buildings with gently sloping pastureland and amenity woodland.

- Four-bedroom detached traditional farmhouse
- Approximately 40 acres of gently sloping pastureland and amenity broadleaf woodland
- Water to field parcels
- Useful range of modern and traditional agricultural buildings
- Traditional buildings with potential for alternative uses (subject to obtaining the necessary planning consents)
- Registered Common Grazing Rights on Gelligaer Common

OFFERS IN EXCESS OF
£800,000

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DESCRIPTION

Gwerthonor Uchaf Farm comprises a four-bedroom detached traditional farmhouse, with a range of modern and traditional farm buildings. The holding extends in total to approximately 40.99 acres (16.59 ha) and includes both productive pastureland and amenity broadleaf woodland bound by a mix of hedgerow and stock fencing.

Adjoining part of the Gelli-Gaer Common, the property offers a unique location with potential for agricultural, equestrian and recreational purchasers alike.

SITUATION & DIRECTIONS

The property is located on the outskirts of Penpedairheol (0.8 miles south) and Bargoed (2.5 miles north) in the County Borough of Caerphilly.

The property benefits from good communication links being situated 1.4 miles from the A469 and 5.6 miles from the A470 providing access to the larger towns of Merthyr Tydfil, Caerphilly and Pontypridd. The cities of Cardiff and Newport are within an hour's drive whilst nearby Pengam Station, located only 1.4 miles east, provides connections by train.

When heading north from Ystrad Mynach along Penallta Road continue approximately 2 miles until you reach the B4254. Take the right hand turn and continue along the B4254 for half a mile. At the traffic lights (adjacent to the Plough and Harrow) take the left hand turn onto Hospital Road. Follow this road for approximately half a mile where the property can be found on your right-hand side.

When using the mobile application What Three Words ///: torch.guises.match

ACCOMMODATION

The accommodation available at Gwerthonor Uchaf Farm briefly comprises the following:

Reception Room

Utility Room – with flag stone floors

Kitchen – with Rayburn

Conservatory

Family Bathroom – with WC, pedestal sink & fitted shower cubicle

Dining Room – with fireplace

4 x Double Bedrooms

OUTSIDE

The entrance to the property is via a long private driveway which crosses the land. The property benefits from a well-maintained garden laid to lawn and bound by a mix of hedgerows and stone walls.

FARM BUILDINGS

The property comprises a range of useful modern and traditional agricultural buildings including:

Traditional Barn and Old Dairy (190m²)

Cubicle Shed (327m²)

General Purpose Shed (167m²)

The traditional range of buildings include the historic farmhouse and as such present an excellent opportunity for change of use, subject to the necessary planning consents being obtained.

LAND

The land extends to approximately 39.31 acres and divided into 12 well-proportioned enclosures. The land is bound by a mix of hedgerow and stock fencing and has internal access throughout.

The land consists of predominantly pastureland with some amenity broadleaf woodland. Its topography is gently sloping with a natural water supply via a stream running central through the land.

FIELD SCHEDULE

OS Field No	Acres	Hectares	Description
ST 1498 1837	4.55	1.84	Pasture
ST 1498 1728	3.26	1.32	Pasture
ST 1498 1617	8.10	3.28	Pasture
ST 1498 3128	1.09	0.44	Farmhouse & Buildings
ST 1498 3023	0.59	0.24	Paddock & Building
ST 1498 2736	1.41	0.57	Pasture
ST 1498 0942	0.32	0.13	Pasture
ST 1498 3924	2.52	1.02	Pasture
ST 1498 5315	5.26	2.14	Pasture
ST 1498 5920	1.51	0.61	Woodland

ST 1498 3915	2.62	1.06	Pasture
ST 1498 3010	3.21	1.30	Pasture
ST 1498 6508	2.25	0.91	Pasture
ST 1498 7703	4.27	1.73	Pasture
TOTAL	40.99	16.59	

The land is registered with the Welsh Government for Basic Payment Scheme (BPS). Entitlements are available by separate negotiation. The farm is not in any Agri / environmental schemes.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

TENURE

Freehold with vacant possession upon completion.

SERVICES

The farmhouse benefits from mains electricity and mains water connections. There is a private drainage system installed and the dwelling is heated by oil-fired central heating.

LOCAL AUTHORITY

Caerphilly County Borough – 01443 815588

VIEWING

Strictly by appointment with the Agents David James. Please telephone the Magor Office on 01633 880220 and ask to speak with Ellie Jones or Rhiannon Chamberlain.

Alternatively, please email on Ellie.Jones@david-james.co.uk or Rhiannon.Chamberlain@david-james.co.uk

GUIDE PRICE

Offers in Excess of £800,000

Ref: 7013

Date: April 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



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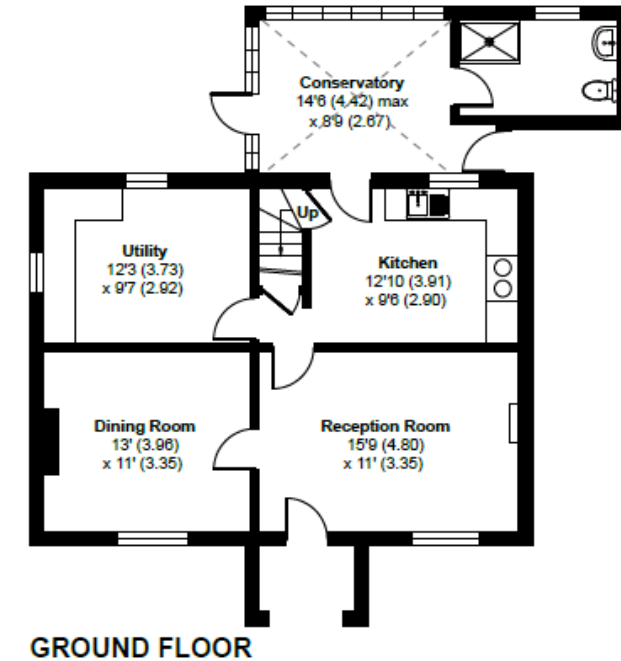
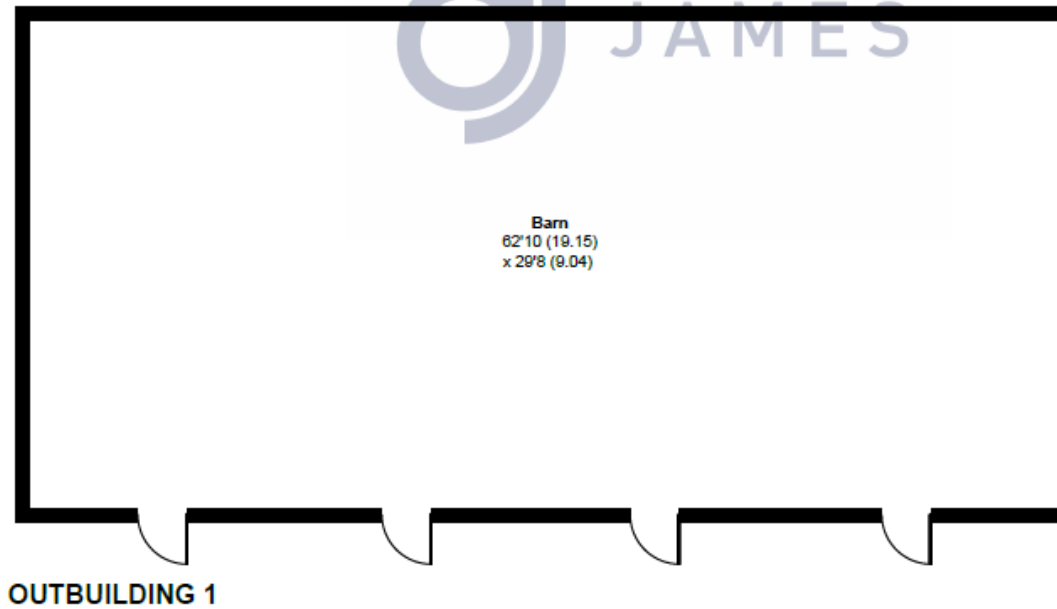
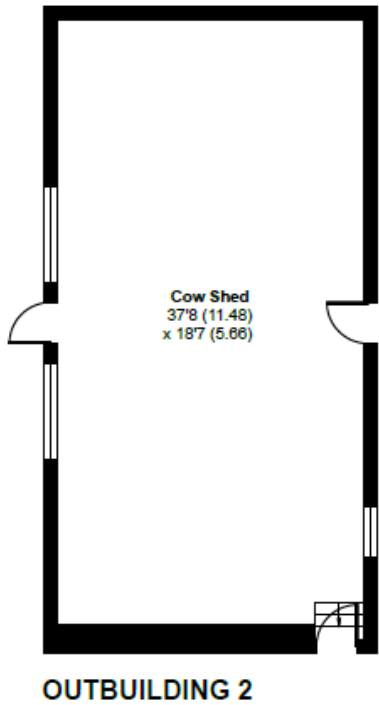
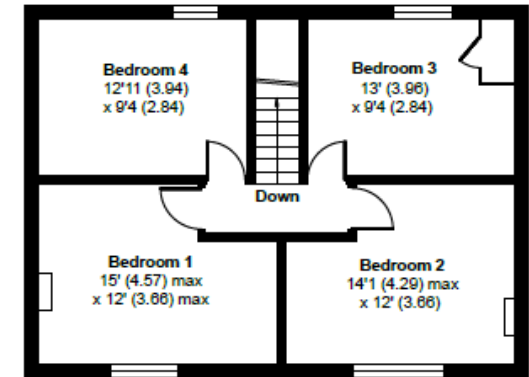
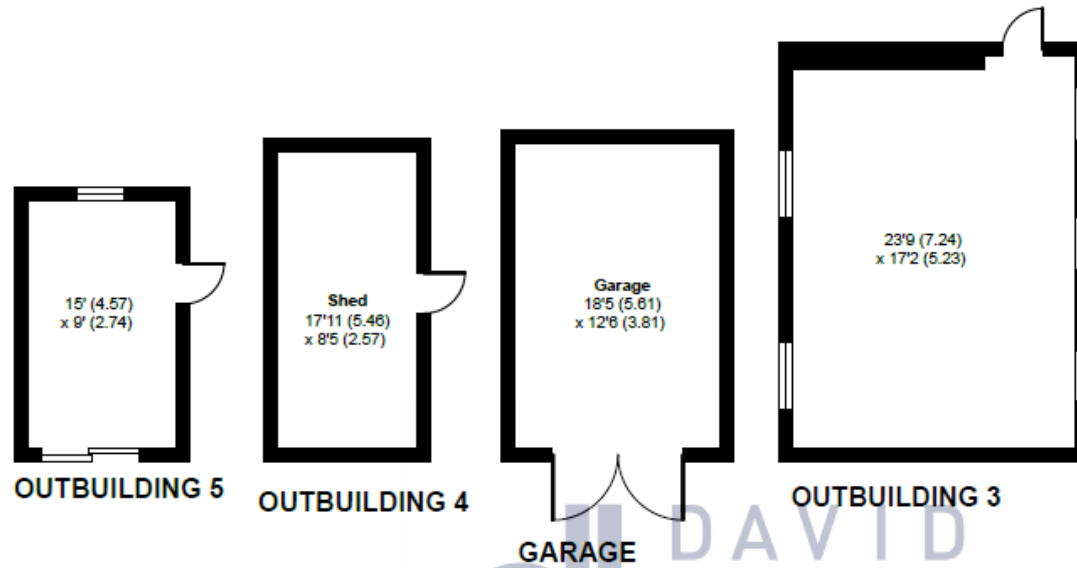
Approximate Area = 1436 sq ft / 133.4 sq m

Outbuildings = 3264 sq ft / 303.2 sq m

Garage = 231 sq ft / 21.4 sq m

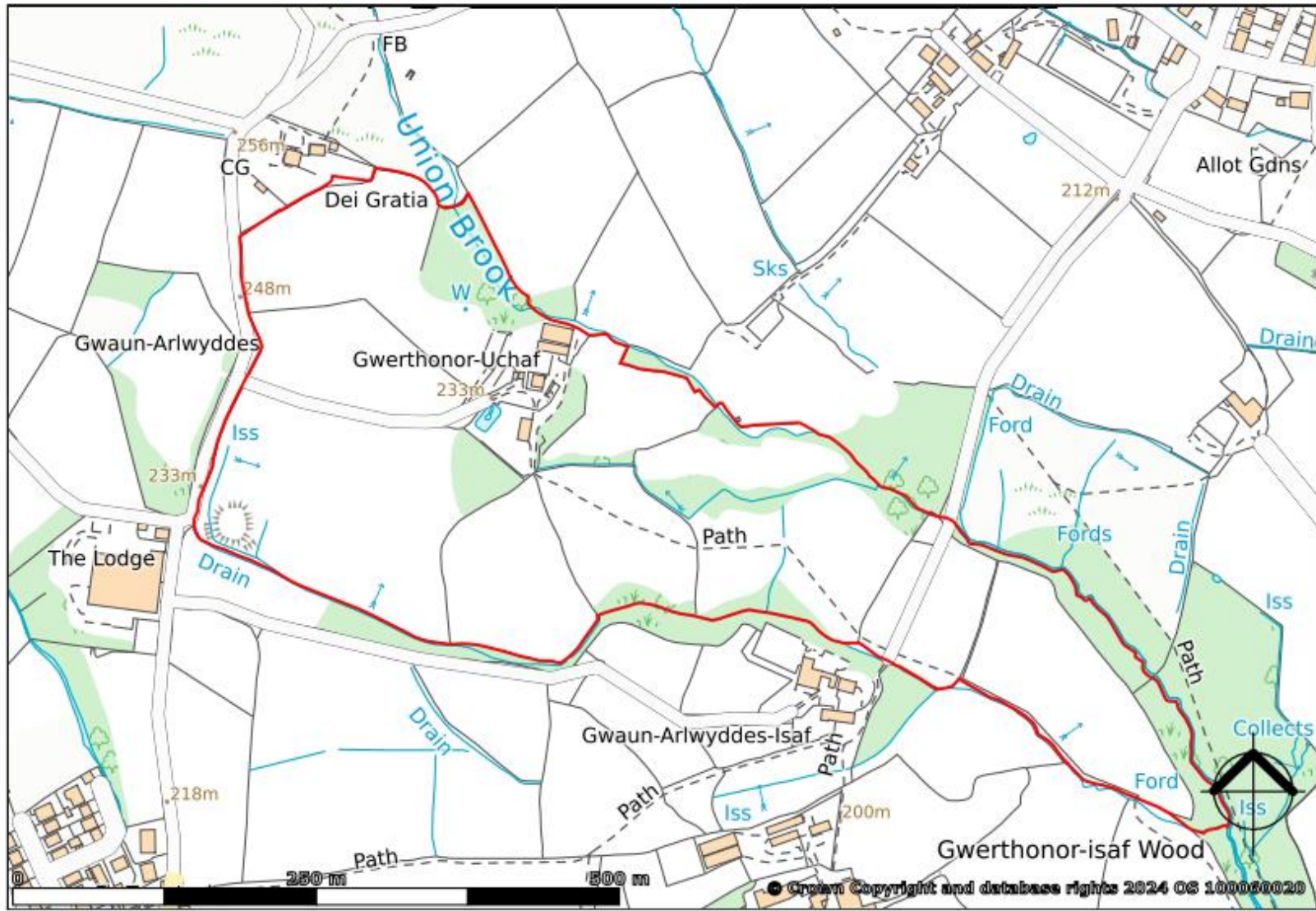
Total = 4931 sq ft / 458 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David James. REF: 1115042



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Plotted Scale - 1:5,000

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