




Brombil Farm

Margam, SA13 2SR



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Brombil Farm presents a rare opportunity to acquire an outstanding equipped livestock farm with considerable opportunity for renewable energy development.

Offering a modern 4 bedroom / 2 bathroom farmhouse with attached 1 bedroom Annex, Brombil Farm features a range of impressive farm buildings all set within a total of 479 acres. The majority of the land lies on an upper plateau which offers relatively flat, open pasture suitable for grazing and mowing but with considerable potential for Solar Development (subject to Planning Consent and Grid Connection). There are existing wind turbines already constructed on site (subject to lease), the benefit of the rental income from these turbines is to be retained by the vendors but could be available by separate negotiation. Part of the farm is under Option for the creation of an access into a potential wind farm on adjacent land which could be highly lucrative for the successful purchaser. Further details on application.

Offers In Excess Of £3,800,000

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Accommodation

Brombil Farmhouse is a substantial detached dwellinghome enjoying spectacular wide ranging views. The layout of Brombil Farmhouse is split between the main residence with further accommodation located in the attached self contained Annexe.

Brombil Farmhouse

Ground Floor

Entrance Hall

The property is entered via a UPVC front door with obscure glazed vision panels into hallway. UPVC double glazed window to side. Tiled flagstone flooring. Skimmed walls and ceiling. Leading to;

Hallway

Tiled flagstone flooring. Carpeted staircase leading to first floor landing. Skimmed walls and ceilings. Doors to first floor rooms.

Living Room

UPVC double glazed bay window to front. UPVC double glazed window to side. Feature mains gas coal effect fireplace with cream marble hearth and mantel surround. Tiled flagstone flooring. Central ceiling light with two wall lights. Skimmed walls and ceiling. Open plan to;

Dining Room

UPVC double glazed window to side. Tiled flagstone flooring. Skimmed walls. Coved and skimmed ceiling. Central ceiling light.

Kitchen

Modern fitted kitchen in cream with shaker style wall and base units with brushed chrome handles set under and over granite work surfaces. Wide arched tiled recess fitted with gas Aga. Five ring gas hob with extractor hood over. Single oven under set. Tiled splashbacks. Chrome 1.5 sink with inset groove drainer. Central island with matching base units with fitted wine fridge and providing substantial storage space. UPVC double glazed window overlooking the rear garden. Matching tiled flagstone flooring. Skimmed walls. Coved and skimmed ceiling. UPVC double glazed opaque door leading to;

Utility Room

Accessed from the kitchen. Features include chrome inset sink and drainer set in marble effect work surface with marble effect splashbacks. Space for fridge. Space and plumbing for washing machine. Space for tumble dryer. Wall storage units with space for American style fridge/freezer. Two UPVC double glazed windows to side. UPVC double glazed door to rear garden. Tiled flagstone flooring. Chrome radiator. Skimmed walls.





Bathroom

Suite comprising shower cubicle with electric power shower, internal waterproof cladding. Bath and low level WC with inset wash hand basin. PVC wall and ceiling panels with inset spotlighting. Tiled flooring. UPVC double glazed opaque window to rear.

Sitting Room

UPVC double glazed French doors leading to rear patio garden. Fitted Clearview woodburning stove. Two UPVC double glazed windows to rear. Tiled flooring. Papered walls. Coved and skimmed ceiling.

Guest Bedroom

UPVC double glazed window to side. Extensive range of fitted wardrobes. Skimmed walls. Coved ceiling. Radiator. Plank effect laminate flooring.

Office

Two UPVC double glazed windows to front and side. Skimmed walls and ceiling. Wooden flooring. High shelving.

First Floor

Landing

Carpeted stairway from entrance hallway. Double glazed velux window. Skimmed walls and ceiling. Carpet. Radiator. Storage cupboard.

Master Suite Bedroom One

Three double glazed windows to front and side. Laminate flooring. Skimmed walls and ceiling. Inset ceiling spotlighting. Radiator. Wooden loft hatch. Doors to dressing room and en-suite bathroom.

Master Suite Dressing Room

Double glazed velux window to rear. Laminate flooring. Skimmed walls and ceiling. Space for hanging rails.

Master Suite Bathroom One

Three piece suite in grey comprising enclosed shower cubicle with electric power shower, low level WC and wash hand basin with mosaic tiled splashbacks. Matching mosaic tiled flooring. Double glazed velux window. Vertical radiator. Inset ceiling spotlighting. Extractor.

Bedroom Two

Two UPVC double glazed windows to front and side. Fitted wardrobes. Two radiators. Laminate flooring. Skimmed walls and ceiling with inset ceiling spotlighting.

Bedroom Three

UPVC double glazed window to side. Double glazed velux window to rear. Fitted wardrobes. Radiator. Laminate flooring. Skimmed walls and ceiling with inset spotlighting.







Family Bathroom

Four piece suite comprising enclosed shower cubicle with electric power shower, white freestanding bath, low level WC and wash hand basin. Tiled walls and flooring. Skimmed ceiling with inset ceiling spotlighting. Radiator. Extractor.

Brombil Annex

Ground Floor

Entrance Hall

The Annex is entered via UPVC double glazed opaque door from the rear garden. Tiled flooring. Skimmed walls and ceiling.

Bathroom

Three piece suite comprising enclosed shower cubicle with electric power shower, low level WC and pedestal wash hand basin. PVC panelling to walls. Tiled flooring. UPVC double glazed opaque window to rear. Chrome heated towel rail. Extractor.

Kitchen/Living Room

Open plan kitchen/living room from entrance hall. The kitchen comprises a range of wall and base units with mottle effect work surface over together with matching splashbacks. Chrome sink and drainer. Breakfast island comprising an electric four ring hob with electric oven underset. Built in fridge. The living room benefits from three UPVC double glazed windows to front and side. Log burner with chrome chimney. Wooden stairway leading to bedroom. Built in storage in use as wardrobes. Tiled flooring throughout. Skimmed walls and ceiling. Radiator and electric heater.

First Floor

Bedroom One

Wooden stairway leading to open bedroom space which has been built into the eaves. Storage cupboards to side. Chrome chimney from ground floor living area. Laminate flooring. Double glazed window to side.

Outside

The property is accessed via a private lane leading to a large parking area, with gated access to the farm outbuildings. Brombil Farmhouse sits in a substantial plot with the front garden mainly laid to lawn which wraps around to the side. The rear garden is laid to to patio and can be accessed via the utility room and sitting room.

Services

Mains gas and drainage. Single phase mains electric to house and single and three phase mains electric to outbuildings. Spring water. BT fibre optic internet connection.

Agricultural Occupancy Condition

Brombil Farmhouse is subject to an Agricultural Occupancy Condition which requires the occupant be a working or retired farmer/ forester (or spouse).







Livestock Shed One (30m x 10m)

Galvanised steel portal framed outbuilding. Front and rear elevations to metal profiled sheeting. Side external elevation to Yorkshire boarding and metal profiled sheeting and internal concrete block and Yorkshire boarding. Corrugated fibre cement roof. Translucent roof panels. Internal stock pens to the front. Partial concrete flooring. Metal sheeted door provides access to yard area.

Livestock Shed Two (30m x 15m)

Galvanised steel portal framed outbuilding. Concrete block and vented Yorkshire board cladding to sides. Corrugated fibre cement roof with translucent roof panels. Internal stock pens. Metal sheeted door provides access to yard area.

Livestock Shed Three (30m x 15m)

Galvanised steel portal framed outbuilding. Concrete block and vented Yorkshire board cladding to sides. Corrugated fibre cement roof with translucent roof panels. Internal stock pens. Metal sheeted door provides access to yard area.

Livestock Shed Four (30m x 10m)

Galvanised steel portal framed outbuilding with concrete block and vented Yorkshire board cladding to front and rear. Corrugated fibre cement roof with translucent roof panels. Loose sheep housing pen. Five metal dog kennels and concrete feed passage. Metal sheeted doors to front and rear.

High Bay Machinery / Grain Store (30m x 10m)

General purpose building currently in use as a hay, machinery and grain store. Galvanised steel portal frame with concrete block and corrugated metal sheet cladding to sides. Grain bin storage for 100 tonnes. Corrugated fibre cement roof with translucent roof panels. Metal sheet door.



Detached Workshop (9m x 9m)

Detached galvanised steel portal frame with corrugated metal sheet clad elevations upon a concrete base. Corrugated fibre cement roof with translucent roof panels. Metal sheet door. Includes a small inspection pit with three and single phase electric connections. Partial mezzanine loft storage.

Log Store (4.5m x 3.5m)

Timber framed open fronted log store with profiled sheet elevations under a mono pitch roof.

Land

There are a number of low lying paddocks lying immediately adjacent to the outbuildings which are useful turnout fields. The majority of the land is on an upper plateau laid out as open improved pasture fields suitable for grazing and mowing but have previously been ploughed and grown good cereals and fodder root crops. An early grass farm due to coastal proximity. There is a recently installed large concrete panel sheep handling system and built in foot bath and twin sheep race/shedding area, suitable for handling large flocks. A lockable welfare unit with sink on a concrete base is present and the frame of an agricultural outbuilding. Excellent accessibility is provided by internal access tracks servicing the wind turbines. There is a right of access through the adjoining forestry owned by Natural Resources Wales. This plateau land offers significant potential for solar development with much interest expressed by numerous development companies.

Development Overage

Brombil Farm will be sold subject to a Development Overage condition entitling the vendors to a share of any future development value created by planning consent for any non-agricultural development scheme. Further details on application.

Wind Turbines

There are existing wind turbines constructed on the land and subject to a long term lease. The benefit of the rental income from these turbines is to be retained by the Vendors but could be available by separate negotiation.

Access Option to Y Bryn Wind Scheme

A wind scheme is proposed on neighbouring land and the access is intended to be across part of Brombil land. If exercised, this Option will give rise to a significant capital payment and future recurring income. Further details can be supplied to approved purchasers.

VAT

The prospective purchaser should familiarise themselves with the VAT status of the property. Should any sale of the property become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price. We understand that the subject property is not elected for VAT.

Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry Plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

Boundaries

A purchaser shall and will be deemed to have full knowledge of all boundaries. Neither the vendor or selling agents will be responsible for defining said boundaries or the ownership thereof.

Disputes

Should a dispute arise as to the boundaries or any point referenced in General Remarks, Stipulations, Schedule, Plan within the Particulars of Sale, the question will be referred to the arbitrator specified by the selling agents, whose decision acting as expert shall be final.

Health & Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

All Enquiries

Harris & Birt, 65 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

Contact: Richard T Harris BSc (Hons) MRICS or Abigail Price BSc (Hons) MRICS or Kelly Lakin BSc (Hons) MNEAEA (Comms)

01446 771 777

Email: rural@harrisbirt.co.uk





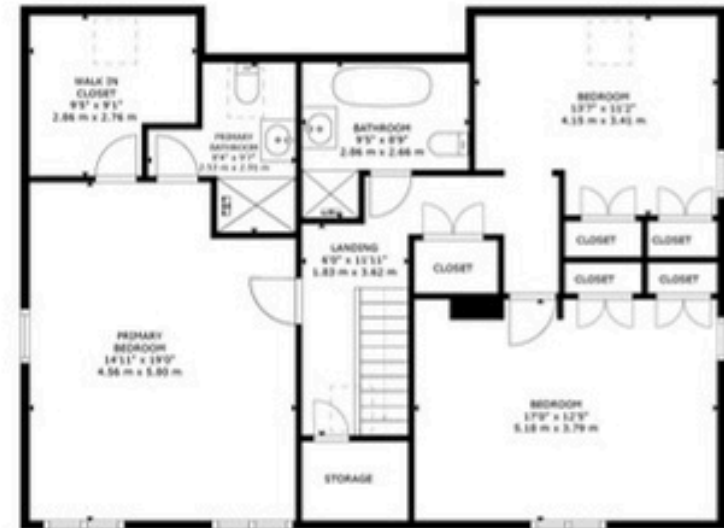
Brombil Farmhouse

FLOOR 1

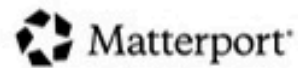


GROSS INTERNAL AREA
 FLOOR 1: 1,434 sq. ft, 133 m², FLOOR 2: 1,054 sq. ft, 97 m²
 TOTAL: 2,488 sq. ft, 230 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

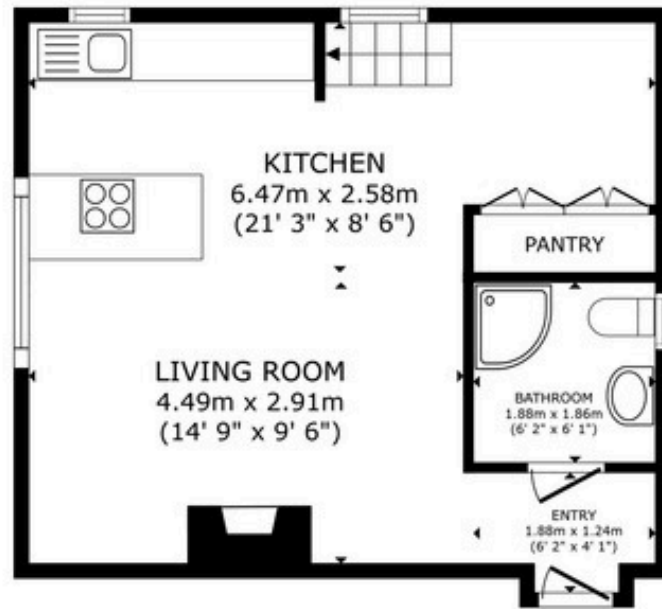


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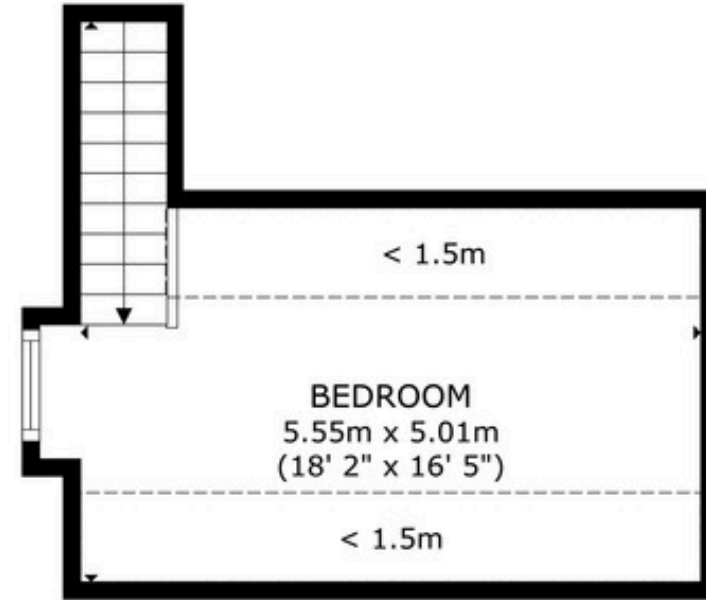
Brombil Annex

FLOOR 1



GROSS INTERNAL AREA
FLOOR PLAN 36.4 m² (392 sq.ft.)
TOTAL : 36.4 m² (392 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
FLOOR PLAN 22.0 m² (239 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 8.3 m² (89 sq.ft.)
TOTAL : 12.0 m² (129 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Brombil Farmhouse

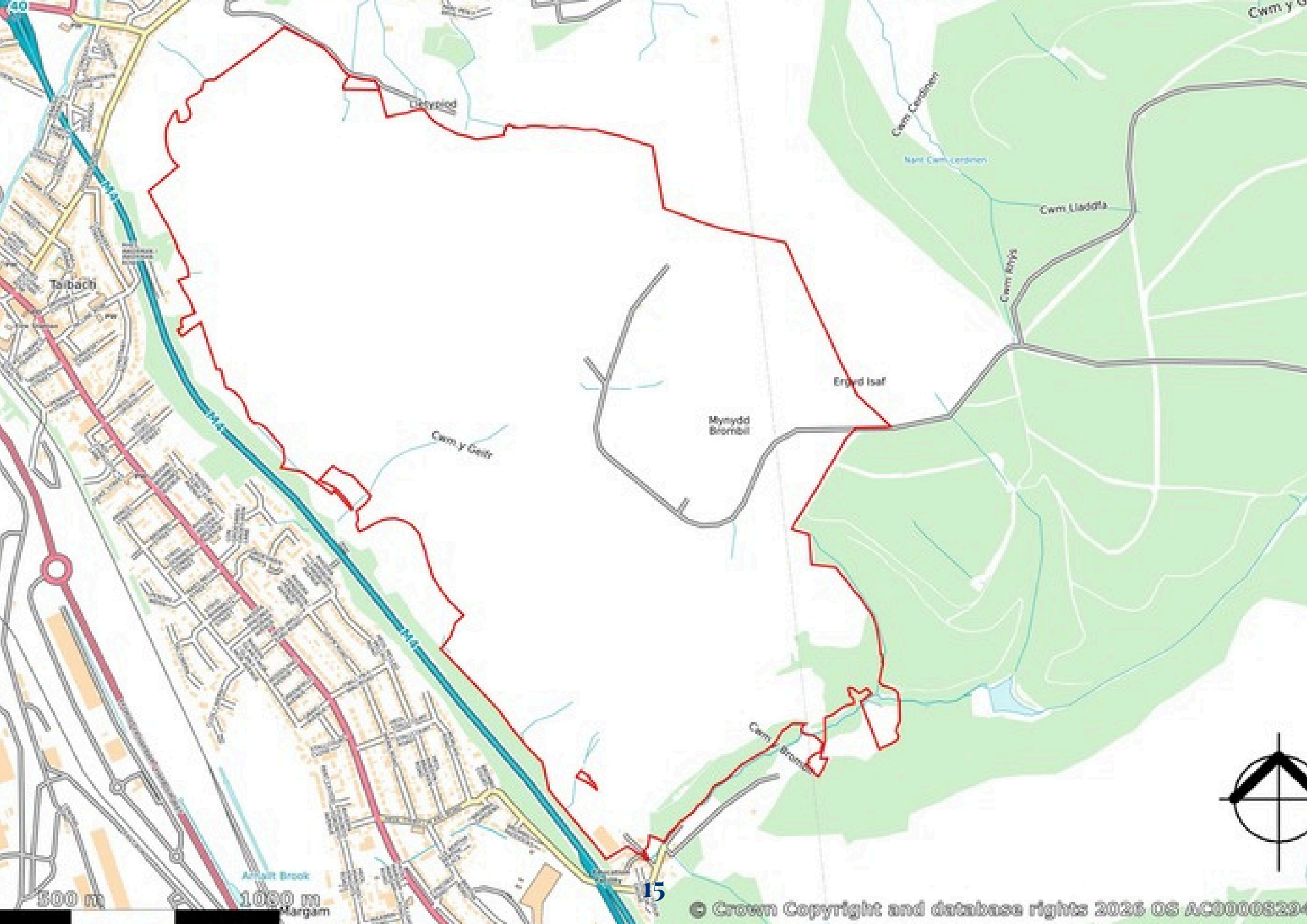
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



HARRIS & BIRT

Brombil Annex

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Talbach

Deryglod

Cwm Cedwyn

Mant Cwm Cedwyn

Cwm Lladdfa

Cwm Rhyis

Eryd Isaf

Mynydd
Blombil

Cwm y Gestr

Affalt Brook

500 m

1000 m

Margam

15



HARRIS & BIRT

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