



Cefn Fforest Fawr Farmhouse, Felindre, Swansea SA5 7LY

Guide Price £150,000

Property Features

- Grade II Listed detached farmhouse in need of building works and complete refurbishment
- Stables and outbuildings
- About 4.30 acres - Two Paddocks - Woodland
- Rural/private location
- To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously)
- To be held at The Rasoi Indian Kitchen, Pontlliw, Swansea
- On Thursday 14th July 2022 at 3 p.m.

Property Summary

An opportunity of purchasing a secluded smallholding in a rural location consisting of the Grade II Listed detached farmhouse which requires building works and complete refurbishment together with a good sized yard, sundry outbuildings, two paddocks and woodland in all about 4.30 acres.



Full Details

Situation

In a rural private position being about 7.7 miles from the City of Swansea and 2.2 miles from Junction 46 of the M4 motorway at Llangyfelach.

Directions

From the roundabout off Junction 46 M4 motorway take left turning signposted to Felindre, proceed for approximately 1.6 miles passing property known as Coed Cae Croes and take first turning on the left on to a private hard track. Continue for about 0.6 miles (bearing left always) which leads directly into the farm yard.

The Farmhouse

Ground Floor

Entrance Hall

Stairs to first floor

Lounge

14' 11" x 15' 2" (4.55m x 4.62m) Open fireplace

Sitting Room

15' 0" x 16' 1" (4.57m x 4.90m) Tiled fireplace

Bathroom

Bath, washbasin and w.c. (not in working order)

Kitchen

9' 11" x 12' 8" (3.02m x 3.86m)

Rear Utility Room/Pantry

Steps to basement

FIRST FLOOR

Landing

4 No. Bedrooms



Outside

Overgrown garden to rear

The Farm Outbuildings

"L" Shaped Range fronting onto yard: -

Part stone/block/brick under part asbestos and box profile sheeted roof containing: -

Large Loose Box
2 No. Loose Boxes
Old Cowshed
Hay/Fodder Store

Store/Implement Shed

2 No. Loose Boxes
Machinery Store

Part stone/block built under a box profile sheeted roof

Old Dairy

Brick built under an asbestos sheeted roof

Hayshed to rear of "L" shaped range

3 Bay Hayshed with Lean-to

The Land

The total area of the holding is approximately 4.30 acres. There are two small paddocks with the remainder of the land being woodland, yard and homestead.

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any).

Vehicular and pedestrian access to the property over the farm track shown coloured brown and green on attached plan.





Services

Electricity

The supply is disconnected. Proposed interested parties are advised to contact Western Power Distribution as to the availability of a supply and reconnection.

Water

No mains water supply. There is a private well water supply however no guarantee is given to its effectiveness. Prospective purchasers are advised to make their own enquiries, possibly looking at installing a borehole.

Private Drainage

Not inspected.

Council Tax

Band F

Tenure

Freehold with vacant possession on completion.

Purchasers Covenant

The purchaser/s will at their own expense erect a suitable stock proof boundary fence around the perimeter of the property within 6 months after completion and maintain thereafter in perpetuity.

Important Notice

It has come to our attention that an application for a solar farm is shortly to be submitted to the Local Authority on part of the Estates retained land. The land in question is located on the field to the right of the entrance to the homestead and field to rear of paddock which is included in the sale of the farmhouse.

Viewing

Strictly by appointment with the Auctioneers. Block viewings only, date and time to be arranged.

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
26238		II	Designated	28/02/2002	28/02/2002

Name of Property	Address
Cefnfforest-fawr	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Swansea	Llangyfelach	Swansea	Llangyfelach	263234	200452

Street Side	Location
	Situated 1.2 km N of the M4 motorway at the end of a 1 km long track W off the minor road to Felindre.

Description

Broad Class	Period
Domestic	

History

Later C18 substantial farmhouse, dated to c1780 by RCAHMW. Part of Penllergaer estate. the RCAHMW elevation

shows patterned stucco to front, 12-pane sashes to ground floor and a door to right end wall, all now removed, and map 41 lists C18 panelling also gone. The roof is said to have no collars to trusses, so present collars may be inserted.

Exterior

Farmhouse, rubble stone with imitation slates to close-eaved roofs, and end-wall stacks. C20 small brick stack to left end, over large projecting chimney-breast, rendered right end stack and stack to end of rear wing. Two storeys, 3-window front offset to left. Three small 4-pane sashes to upper floor, under eaves, the centre one with higher sill for removed porch below. Ground floor has C20 window each side with stone voussoirs to cambered head and cement render to outline of gabled porch around centre cambered-headed doorway, C20 door. Rendered left end wall with raised chimneybreast, stepped in twice each side. Rubble stone right end wall with C20 window to ground floor right, former door.

Rear wing has outshut carried down to align with right end wall of main range, door and C20 window. End gable is rendered with 4-pane sash stair light and tiny understair light below. One C20 first floor window to left. Whitewashed windowless right side wall and whitewash also to main house rear wall to right of wing, with one C20 ground floor window under dripstone.

Outbuilding attached to rear wing by short link with blocked door is lofted with stone end stack. Upper gable end has outside steps to blocked loft door and door to ground floor right, both with timber lintels. Two windows to side wall ground floor and loft entry between above. Rear has added lean-to with 3 windows. Roof is partly replaced in metal sheet, partly slate.

Interior

Centre passage with room each side, passage aligned on broad lower flight of enclosed dog-leg stair in rear wing. Square newels, thick moulded rail, closed string, balusters boxed in or removed. RCAHMW drawing shows slim turned balusters. Six beams to 5-bay ground floor, cased in right side kitchen which has deep chimneybreast and small C20 fireplace. Beam over fireplace is exposed in small inserted room to left and has deep chamfers. Left room has C19 9-panel door in moulded surround with square blocks at upper angles. Moulding is a flat double ogee. Exposed squared beam with minimal chamfers and halved beam on end wall above C20 fireplace. Halved beam is carried on 2 small stone corbels. Rear wing has stair to left and service room to right with 2 unmoulded axial beams, small fireplace on end wall. Three curved stone steps down into stone-flagged under-stair. Timber-frame partition between understair and rear service room. First floor landing has board doors off, wide floorboards mostly removed by theft. Large room each side, small room between. Fireplaces blocked. Board door from landing to roof space of rear wing which has 2 pegged collar-trusses and double purlins. First floor front rooms are ceiled at collar level of roof. Five pegged collar-trusses. Rear outbuilding has whitewashed interior, loft floor removed, end-wall fireplace with voussoirs on iron curved band.

Reason for designation

Included as a largely C18 farmhouse with good surviving staircase.

Energy performance certificate (EPC)

Cefn Fforest Farm Felindre SWANSEA SA5 7LY	Energy rating G	Valid until: 30 March 2026 Certificate number: 8476-7627-4050-9370-6976
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Property type **Detached house**

Total floor area **267 square metres**

Rules on letting this property



You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	1 G	

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, smokeless fuel	Very poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 848 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
-

Environmental impact of this property

This property's current environmental impact rating is G. It has the potential to be F.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 80.0 tonnes of CO₂

This property's potential production 21.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 59.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (1) to D (59).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£274
2. Room-in-roof insulation	£1,500 - £2,700	£1,959
3. Internal or external wall insulation	£4,000 - £14,000	£2,529
4. Floor insulation (solid floor)	£4,000 - £6,000	£279
5. Draught proofing	£80 - £120	£315
6. Low energy lighting	£55	£63
7. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£466
8. Solar water heating	£4,000 - £6,000	£310
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£445
10. Solar photovoltaic panels	£5,000 - £8,000	£292
11. Wind turbine	£15,000 - £25,000	£548

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£9551
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Potential saving	£6640
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	73249 kWh per year
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Water heating	6102 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	17742 kWh per year
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You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

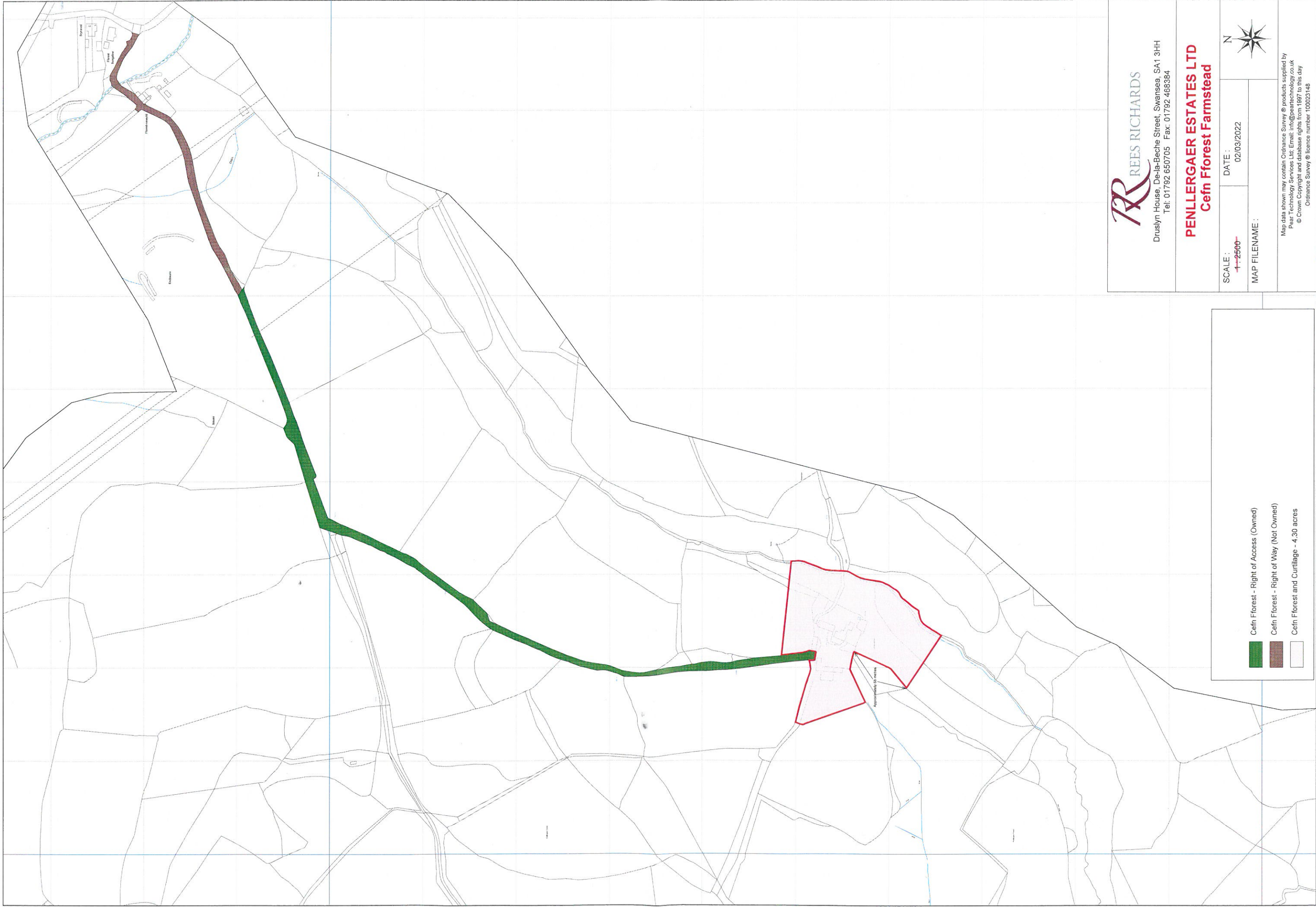
Assessor's name	Mark Bullimore
Telephone	07969660873
Email	msbullimore@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO024861
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	30 March 2016
Date of certificate	31 March 2016
Type of assessment	RdSAP



RR REES RICHARDS
 Druslyn House, De-la-Beche Street, Swansea, SA1 3HH
 Tel: 01792 650705 Fax: 01792 466364

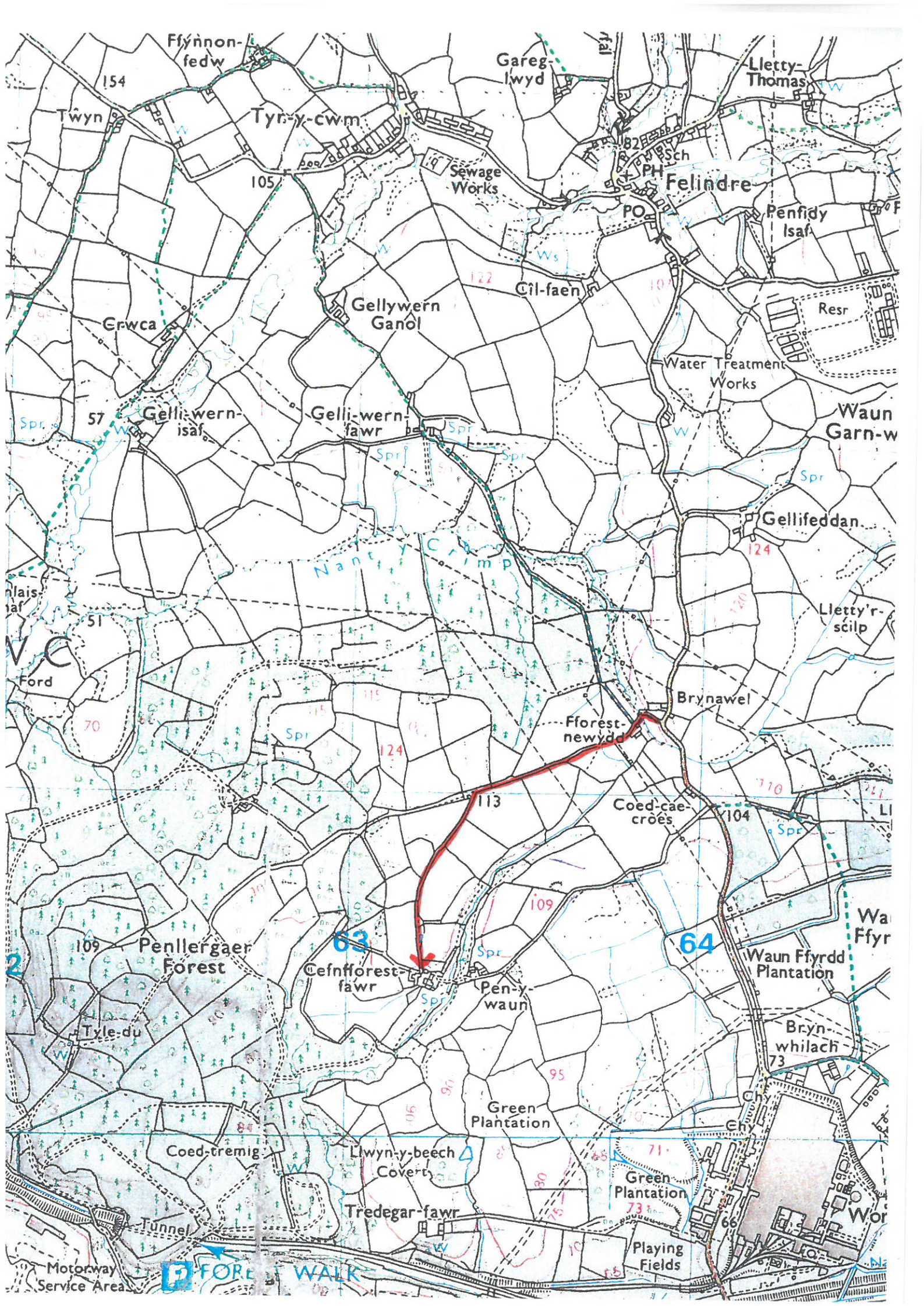
PENLLERGAER ESTATES LTD
Cefn Fforest Farmstead

SCALE: **1:2500**
 DATE: 02/03/2022
 MAP FILENAME:



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 © Crown Copyright and database rights from 1957 to this day
 Ordnance Survey © licence number 100023148

- Cefn Forest - Right of Access (Owned)
- Cefn Forest - Right of Way (Not Owned)
- Cefn Forest and Curtillage - 4.30 acres



AUCTION CONDUCT CONDITIONS

1. The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sales conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.
2. **Our Role: -**
 - 2.1 As agents for each seller we have authority to: -
 - a) Prepare the catalogue from information supplied by or on behalf of each seller;
 - b) Offer each lot for sale;
 - c) Sell each lot;
 - d) Receive and hold deposits;
 - e) Sign each sale memorandum, and
 - f) Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.
 - 2.2 Our decision on the conduct of the auction is final.
 - 2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.
 - 2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.
3. **Bidding and reserve prices: -**
 - 3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.
 - 3.2 We may refuse to accept a bid. We do not have to explain why.
 - 3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.
 - 3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds the reserve price the lot will be withdrawn from the auction.
 - 3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

Partners

Keith Richards
Ian Howell JP MRICS FAAV
Matthew Lloyd MRICS MNAEA
Dylan Williams MRICS MNAEA

Consultants

Stuart Phillips
Martyn Jenkins FAAV

Associate Partner

Charles Kaminaris MRICS

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- 3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always, as the seller may fix the final reserve price just before the bidding commences.

4. **The Particulars and other information: -**

- 4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.
- 4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have been prepared by a conveyancer and are not intended to form part of a legal contract.

5. **Important note prior to auction: -**

- 5.1 All prospective purchasers must register with the Auctioneers providing proof of identity with either a copy of their passport or driving licence which must include the photograph of the individual together with a copy of a recent utility bill.
- 5.2 Bids cannot be accepted unless the proof of identity is clarified prior to the auction.
- 5.3 This applies to everybody including people known to the Auctioneers.

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PROPERTY AUCTION GUIDELINES

Sales Particulars

Particulars for each Lot will contain a Guide Price. Please remember this only represents a view as to where the value may lie.

Finance

Should you require finance to purchase a property at Auction, (eg. Mortgage, bank loan, etc) it is advisable to have this arranged with the relevant Bank/Building Society prior to Auction. All lenders will require a survey to be carried out, therefore these can and should be done before the property is sold at auction. If you are a cash buyer, it is also advisable for you have a survey carried out on the property prior to auction, but this is entirely your decision.

Legal Packs

The vendors solicitor will prepare a legal pack containing copies of Conditions of sale, and all other legal documents, searches, plans, Title deeds, etc for each Lot. The pack will be available at our offices prior to Auction and can be inspected at any time during opening hours. Should you wish for your own copy of these documents, these can be sent by email free of charge, however, should you require a paper copy there will be a charge of £30.00 (inclusive of VAT) per Lot. It is the responsibility of the bidders to verify with the vendors solicitor that the pack they receive is accurate and complete. You buy subject to the terms of the contract and all documentation whether or not you or your solicitor have read them.

Reserve

All properties placed at Auction will be offered subject to a reserve price. (This figure is usually set by the owner of a particular lot or a solicitor, on the day of the Auction) this is the minimum figure that the property can be sold for.

Making a Bid

Our Property Auctions commence promptly so please ensure that you arrive giving yourself plenty of time as all prospective purchasers MUST register their details with our Staff, prior to auction. On completion of the registration you will be given your own unique "Bidding Number". Once the Auction commences, please ensure that your bids are made clear to the Auctioneer. If you are successful in your bid, you will be asked to raise your bidding number so that the information can be logged against that particular Lot. (See additional notes on registration). Bids are accepted on the basis that you have read and understood the auction contract and other documentation comprising the legal pack as supplied by the vendors solicitor.

Contracts

On completion of the Property Auction, each successful purchaser will be asked to come forward to sign the relevant documents, and exchange of contracts then takes place. At this stage you will be required to pay a 10 per cent deposit, this can be either cash or cheque (made payable to relevant solicitors acting for that Particular Lot).

Completion

Usually takes place 28 days after exchange of contracts, at this time the balance of the monies will be required.

Registration

In order to comply with Money Laundering Act of 2017, Rees Richards & Partners require all prospective purchasers to register their details with our Staff prior to auction. Registration commences one hour prior to Auction commencement, you can also register at our offices before the Auction day

if you so wish. The information/documents which must be presented in all cases are: -

- A photographic Driving License or Passport
- Proof of current residential address (utility bill in your name, building society or bank statement issued within the previous three months)

A photocopy MAY be taken as part of the auction process.

If a bidder is acting on behalf of a company, we still require a copy of the above documents along with written authority from that company. If a bidder is acting on behalf of another party, the documents detailed above, will be required for them also, as well as the other party, and a letter of authority from the person authorizing them to bid on their behalf. Solicitor details will also be required, name address and telephone number as well as solicitor acting on your behalf

N.B. Rees Richards & Partners, for themselves and the vendor of a property, whose Agents they are give notice that: -

1. The particulars do not constitute any part of, an offer or contract.
2. Any intending purchaser MUST SATISFY himself/herself, by inspection or otherwise as to the correctness of each of the statements contained in the particulars, as neither Rees Richards nor anyone employed by them has authority to make or give any representation in relation to the property.
3. No liability is accepted for any travelling expenses incurred by the applicants in viewing properties that may have been sold or withdrawn.
4. The property shall be offered for sale subject to a reserve price and the vendors and their agents shall be entitled to bid.

AUCTION REGISTRATION

Date of Auction: _____

Name: _____

Address: _____

Proof of Identity Passport No _____

Driving License, No _____

Copy taken YES/NO

Utility Bill _____
(Issued within last three months)

Firm of Solicitors _____

FAO _____

Bidding Number _____