



## Fairwood Corner Farm, Fairwood, Swansea, West Glamorgan SA2 7LB

Offers invited in the region of £980,000 For Sale

### Property Features

- Detached 4 bedroomed centrally heated bungalow
- Mostly useful pasture land with some rough grazing and a small area of woodland
- Ranges of mainly modern construction farm outbuildings
- Good sized concreted yard
- Conveniently situated
- Rural setting
- Main road access

### Property Summary

In our opinion a wonderful opportunity to purchase this well equipped stock farm comprising the four bedroomed centrally heated detached bungalow, useful ranges of farm outbuildings with a good sized yard to front providing ample parking/turning area. The land is mainly sound pasture with some rough grazing together with a small area of woodland. In all the total area of the holding amounts to 51.940 acres (21.02 Ha). In addition the holding has the benefit of a licence for 5 no. touring caravans and a caravan storage area for 15 no. caravans.



## Full Details

### Description

In our opinion a wonderful opportunity to purchase this well equipped stock farm comprising the four bedroomed centrally heated detached bungalow, useful ranges of mainly modern construction farm outbuildings with a good sized yard to front providing ample parking/turning area. The land is contained within a ring fence the majority being sound pasture with some rough grazing together with a small area of woodland to the western boundary. In all the total area of the holding amounts to 51.940 acres (21.02 Ha).

In addition the holding has the benefit of a licence for 5 no. touring caravans. There is also a caravan storage area for 15 no. caravans situated in the paddock adjoining the farmyard (Does not have planning consent).

There are registered Common Grazing Rights on Fairwood Common and The Bank, Three Crosses, these rights also extend over Pengwern Cadle Common.

### Situation

In a rural setting yet within 5 miles from the City of Swansea being in close proximity to the village of Three Crosses and the Killay/Sketty suburbs of Swansea. Very conveniently positioned with good access off the main North Gower Road via a short distance tarmacadamed road crossing the Common onto the owned farm driveway.

### Directions

From Upper Killay proceed over the cattle grid onto the Common then take first turning on the right being the B4271 main road, continue for about half a mile passing the turn off to Three Crosses and the entrance to the farm is the next turning on the right hand side.

### The Farm Bungalow

Oil fired central heating system via Rayburn. Double glazed windows

### The Accommodation

#### Front Entrance

#### Hallway

#### Shower Room

2.31m x 2.74m (7' 7" x 9' 0") Pedestal wash basin, w.c. and shower unit. Fully tiled surround. Radiator



**Seperate Cloakroom**

With w.c. and wash basin. Fully tiled. Radiator

**Bedroom No. 1**

3.06m x 3.06m (10' 0" x 10' 0") Rear bedroom. Radiator

**Bedroom No. 2**

3.45m x 3.06m (11' 4" x 10' 0") Rear aspect. Radiator. Wash basin

**Bedroom No. 3**

3.06m x 3m (10' 0" x 9' 10") Rear aspect. Radiator

**Bedroom No. 4**

3.03m x 3.93m (9' 11" x 12' 11") Side bedroom overlooking lawn. Radiator. Fitted wardrobe

**Lounge**

5.45m x 4.38m (17' 11" x 14' 4") Front room overlooking garden and land. 2 No radiators

Door from hallway to: -

**Open Plan Kitchen/Breakfast Room/Sitting Room**

**Kitchen/Breakfast Area**

3.82m x 4.85m (12' 6" x 15' 11") Rayburn oil fired cooker with back boiler. Fitted base and wall units. Single drainer sink unit. Part tiled surround. Tiled floor

**Sitting Room Area**

3.85m x 4.86m (12' 8" x 15' 11") Open coal/log fire. Radiator

**Seperate Cooking Alcove containing:-**

Fitted shelving and cupboard. Hob and seperate Zanussi Oven (not tested)

Door to: -

**Store Room**

With loft access

Rear Hall from kitchen



### Cloakroom

With w.c. and wash basin. Fully tiled. Radiator

### Storage Cupboard

### Outside

Enclosed concreted parking area. Lawned garden to front. Patio. Oil storage tank

### The Farm Yard

Good sized concreted yard

### General Purpose Double Span Building (Livestock or Storage)

1. Front - 10.53 m x 22.43 m
2. Rear - 8.68 m x 22.43 m

Steel stanchions with block walling under a corrugated asbestos sheeted roof. Electric Roller shutter doors to front. Concreted floors throughout

Integral office located in the front building, door from yard



### Lean-to Rear - Cattle Housing

4.50m x 18.53m (14' 9" x 60' 10") Steel stanchions, part block walling, C.I. side cladding. Asbestos sheeted roof. Concrete floor

### Enclosed Store Building

9.08m x 16.88m (29' 9" x 55' 5") Steel stanchions, block walling. Box profile sheeted insulated roof. Electric Roller shutter door. Concreted floor

### Garage

4.20m x 8.25m (13' 9" x 27' 1") Block construction under a box profile sheeted roof. Concreted floor

### Outside W.C.

Of block construction containing a w.c. and wash basin

### Secondary Yard

### Fodder Store/Cattle Shed

13.83m x 18.16m (45' 4" x 59' 7") Steel stanchions part block walling. Asbestos sheeted roof and side cladding





**Enclosed yard to side**

**The Land**

In all about 51.940 acres (21.02 Ha)

**SCHEDULE OF AREA**

**OS. NO - AREA**

- 9873 - 2.46
- 9066 - 1.17
- 8270 - 1.36
- 9762 - 0.12
- 9555 - 1.79
- 8254 - 1.16
- 7651 - 0.22
- 7051 - 0.90
- 6758 - 0.98
- 7262 - 0.37
- 6238 - 3.32
- 5450 - 1.63
- 4338 - 2.48
- 3946 - 0.07
- 4349 - 0.07
- 4251 - 0.14
- 4760 - 2.00
- 7759 - 0.38
- 8462 - 0.16
- 8065 - 0.24

TOTAL 21.02 HA (51.940 ACRES)

It is understood that part of field no 6238 is a Site of Scientific Interest (SSSI)

**Energy Performance**

Grade E

**Council Tax**

City & County of Swansea Band F Approximately £3131.64 2026/2027

**Services**

Mains water and electricity connected to the residence and majority of the farm buildings. Private drainage to the house.

**I.A.C.S.**

We are informed that the land is registered.



### Basic Payment Scheme

Any entitlements that may be applicable are not included in the sale.

### Rights of Way, etc.

Sold subject to and with the benefits of all rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referenced or not.

### Common Grazing Rights

On Fairwood Common and The Bank, Three Crosses. These rights also extend over Pengwern Cadle Common. 34 Head of Cattle or 34 Horses or 170 Sheep or a combination pro rata

### Planning

- Licence for 5 No. touring caravans in field no. 8065. Two electric hook ups on site
- The owners have stored approximately 15 no. caravans in field no. 8462 for many years without having obtained planning consent. At present being investigated by a planning consultant.

### Viewing

Strictly by appointment with the sole agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

**CYFARWYDDIAETH LLEOEDD**

Cynllunio ac Adfywio'r Ddinas, Canolfan Ddinesig,  
Heol Ystumllwynarth, Abertawe, SA1 3SN  
[www.abertawe.gov.uk](http://www.abertawe.gov.uk)

**DIRECTORATE OF PLACE**

Planning and City Regeneration, Civic Centre,  
Oystermouth Road, Swansea, SA1 3SN  
[www.swansea.gov.uk](http://www.swansea.gov.uk)

Rees Richards

By email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

Gofynnwch am:	Mynediad i Gefn Gwlad
Please ask for:	Countryside Access
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E-bost:	hayley.chappell@abertawe.gov.uk
E-mail:	hayley.chappell@swansea.gov.uk
Ein Cyf:	
Our Ref:	GRS021
Eich Cyf:	
Your Ref:	TMOJ/TLB
Dyddiad:	
Date:	15 <sup>th</sup> December 2025

Dear Sir/Madam,

**Registered Common Land Grazing Rights Search Reference GRS021**  
**Fairwood Corner Farm, Fairwood, Swansea, SA2 7LB**

I refer to the matter noted above.

The original application for registration of rights of common was submitted on 14<sup>th</sup> March 1968 in accordance with the provisions of the Commons Registration Act 1965. The application number is 331.

The rights of common relating to the land requested and on the accompanying plan are as follows:

Pasture and estovers at all times. To graze:

- (a) 34 head of cattle; or
- (b) 34 horses; or
- (c) 170 sheep; or
- (d) a combination of such stock pro rata;

over the part of the land comprised in this register unit known as Fairwood Common and The Bank, Three Crosses. These rights also extend over Pengwern Cadle Common.

I have enclosed a copy of an application to amend the register so that your rights can be recorded. There is no charge for the application.

Should you have any further questions pertaining to this matter please do not hesitate to contact me on the details provided above.

Yours faithfully,



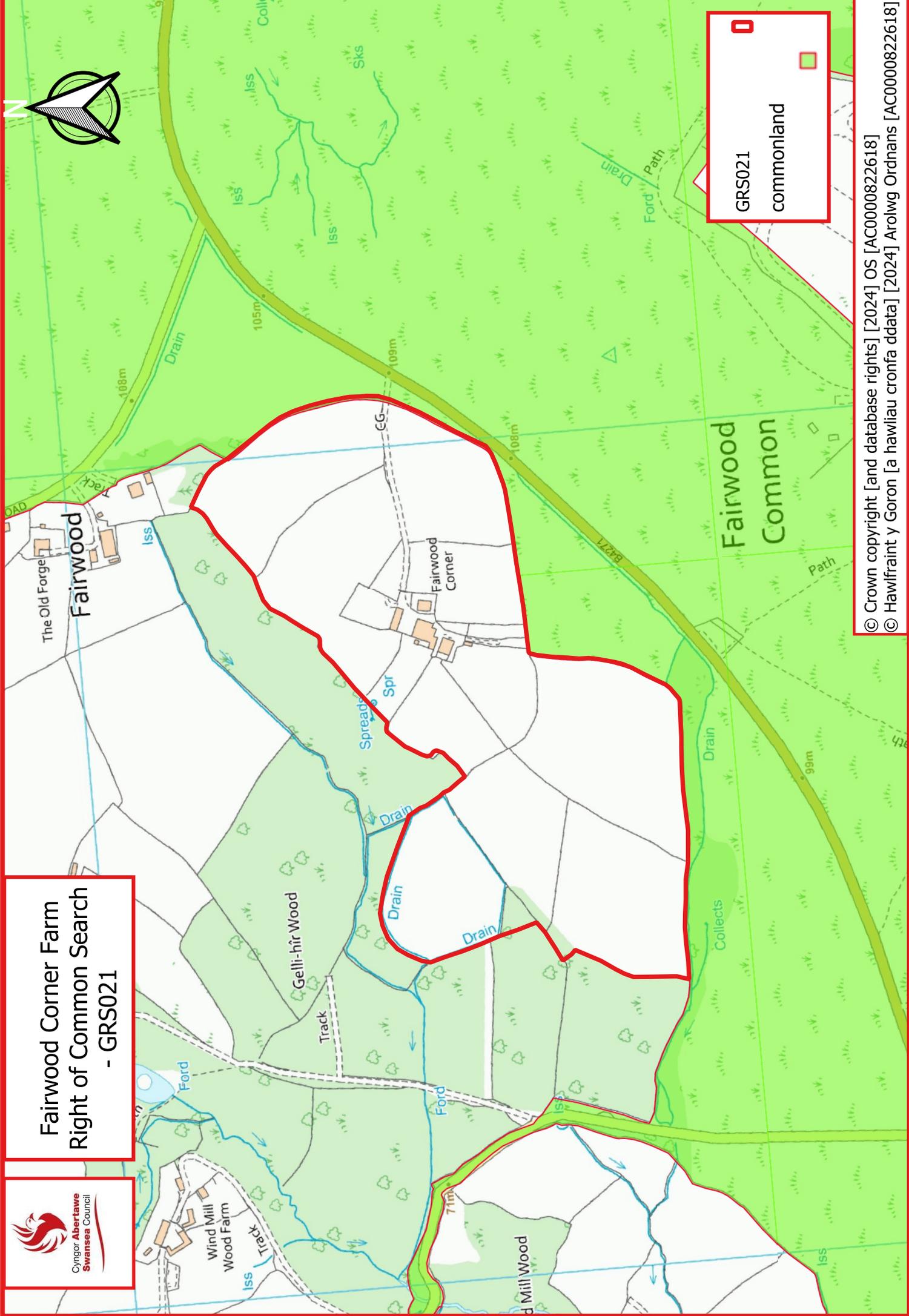
**Hayley Chappell**

Commons Registration Officer Swyddog Tir Comin



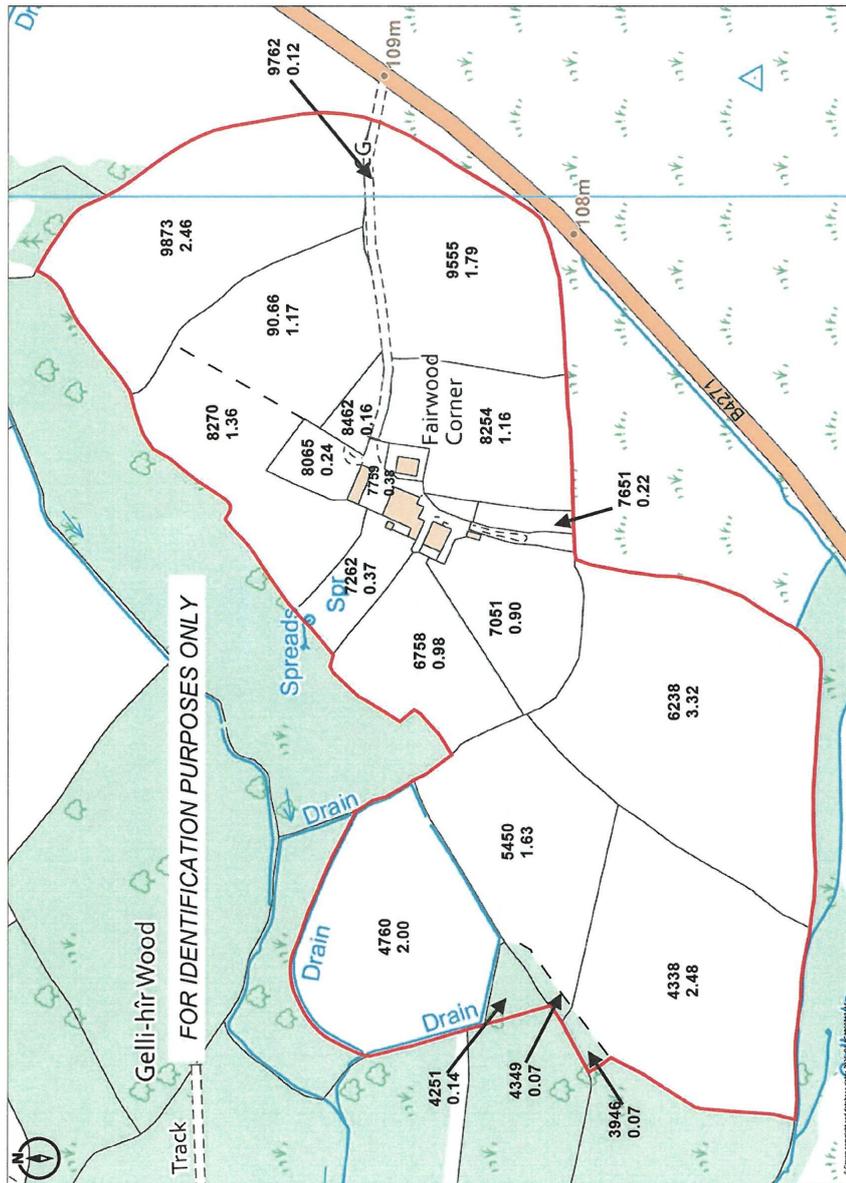
Cyngor Abertawe  
Swansae Council

# Fairwood Corner Farm Right of Common Search - GRS021



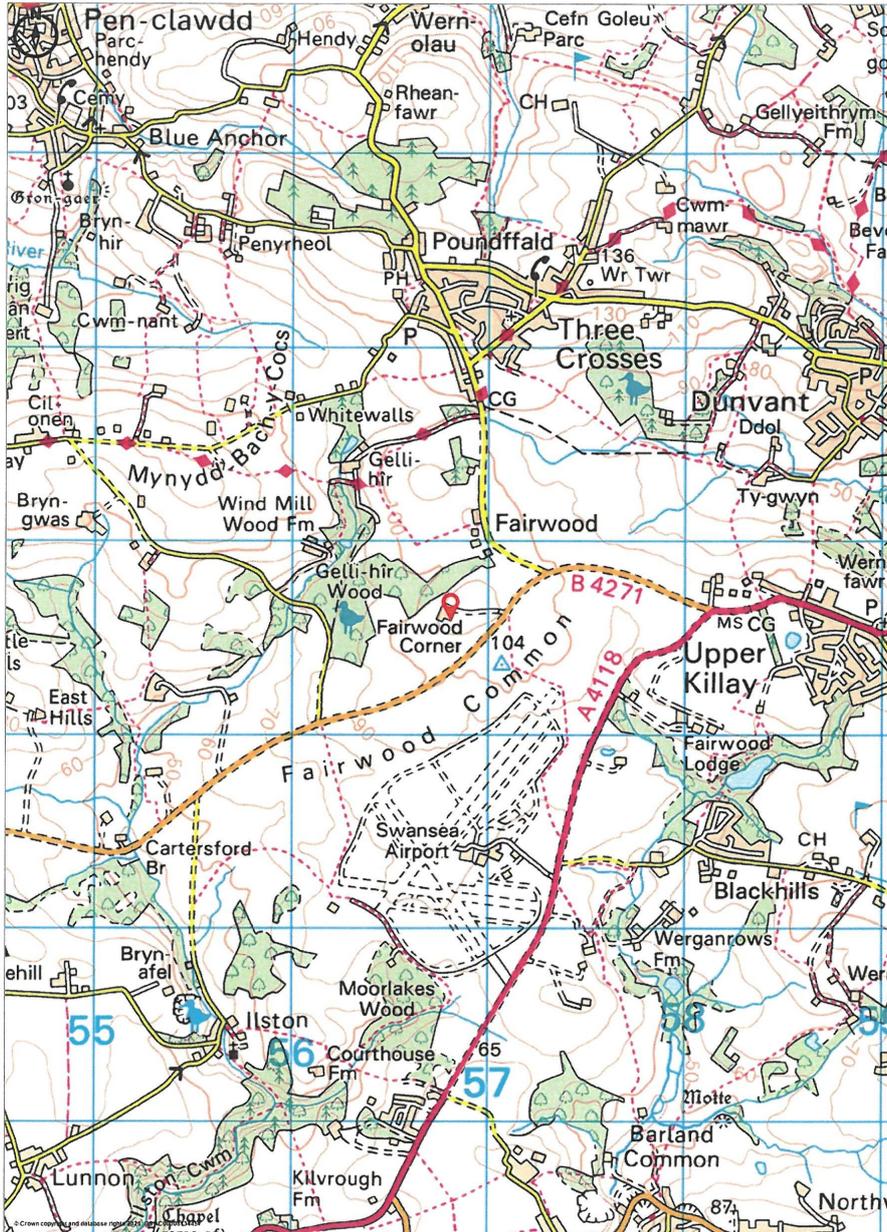
GRS021

commonland



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 LANDMARK INFORMATION



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