



Rosedale Farm, Birchgrove, Swansea, West Glamorgan SA7 9EJ

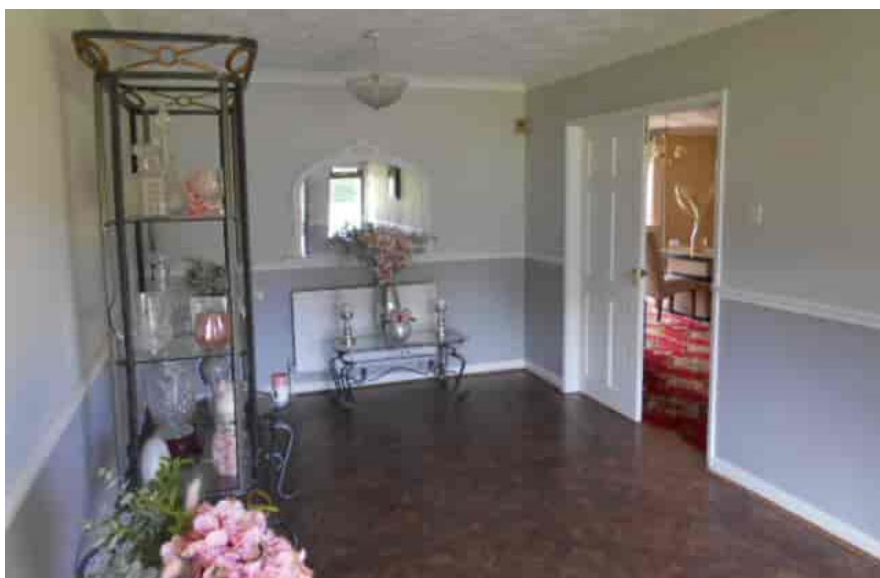
Offers invited in the region of £750,000 For Sale

Property Features

- Conveniently positioned farm
- Ranges of loose boxes and outbuildings
- Gently sloping pasture and woodland
- Modern 3 bed spacious bungalow
- Generous sized concreted yard
- In all about 46.78 acres

Property Summary

In our opinion a desirable small farm consisting of the modern centrally heated spacious three bedroomed bungalow with outlook over the land to the rear which, requires some updating. The property has the benefit of sundry loose boxes and outbuildings, a very generous sized concreted yard providing ample turning for livestock/feed lorries and parking. The farmland is gently sloping pasture with woodland. In all the holding amounts to about 46.78 acres.



Full Details

Description

In our opinion a desirable small farm consisting of the modern centrally heated spacious three bedroomed bungalow with outlook over the land to the rear which, however, requires some updating. The property has the benefit of sundry loose boxes and outbuildings fronting a very generous sized concreted yard providing ample turning for livestock/feed lorries and parking.

The farmland is gently sloping pasture with woodland to the centre leading down to the southern boundary. In all the holding amounts to about 46.78 acres.

Situation

Conveniently positioned off the Birchgrove Road (B4291) in a semi rural location yet within a short distance of Birchgrove and Junction 44 of the M4 motorway. About 6.2 miles from the Swansea City Centre.

Directions

From Junction 44 M4 motorway take the B4291 road through Birchgrove and the entrance to the farm is sign posted Glynogors onto farm road and take first left into Rosedale Farm.

The Bungalow Accommodation

Double glazed lead effect windows. LPG gas central heating system.

Approached via the concreted yard over tarmacadamed driveway leading to: -

Front Door

Spacious Entrance Hall

With 3 no. radiators (including inner hall). Double doors to: -

Open Plan Lounge/Dining Room

Approx. 17' 0" (max.) x 32' 0" (min.) (5.18m x 9.75m) 0m x 0m (0' 0" x 0' 0") Bay front window. Feature stone fireplace housing wood burner stove. Fitted wall lights. 2 no. radiators. French doors to rear garden



Bedroom No. 1

14' 10" x 14' 7" (4.52m x 4.45m) Front room. Bay window with light fitting over. Radiator

Inner Hall

Storage cupboard

Kitchen/Breakfast Room

Approx. 12' 4" x 20' 0" (3.76m x 6.10m) Fitted base and wall units. Rangemaster cooker/hob. Extractor fan. Single drainer sink unit. Central island. Space for integral fridge and freezer

Door to Utility Room and door to rear



Utility Room

Plumbed for washing machine and tumble drier. Wall mounted Worcester boiler. Fully tiled surround. Door to: -

Seperate w.c.

No w.c. connected at present

Bedroom No. 2

Approx. 12' 9" (max) x 12' 3" (3.89m x 3.73m) Front room. Two no. radiators

Bathroom

Fitted bathroom with corner bath and seperate corner shower unit. Vanity unit with wash basin and fitted drawers. Wall mounted heated towel rail. w.c. Medicine cabinet. Overhead spotlights



Bedroom No. 3

Approx. 12' 3" x 13' 11" (3.73m x 4.24m) Overlooking rear. Radiator

Outside

Paviour surround to property with stone ballustrade walling. Lawned garden divided by tarmacadamed driveway

The Yard

Extensive sized farmyard



Outbuildings

"L" shaped range comprising: -

5 No. Loose Box (Two with half doors)

Main Building

Double doors. In two parts.

A. Hay/straw storage with 4 no. internal boxes for ponies/calves, etc. Internal door to: -

B. Double doors. Machinery Store/Workshop

Seperate sectioned garage

Old open fronted railway carriage.

Note

To the side of the bungalow is a twin unit chalet which can be purchased at valuation if required. It is plumbed for washing machine. Electricity connected. Central heating via LPG gas boiler. (serviced 2023)

There is a further mobile home on site which is in a very poor state of repair and unusable.

The Land

The total area of the farm is estimated at 46.78 acres. The land lies gently sloping to level with a block of woodland to the centre of the holding extending to the southern boundary.

NOTE

It is noted that there is Japanese Knotweed on part of the land.

Planning

Agricultural Occupancy Condition removed. See Attached.

Council Tax

City & County of Swansea Council Tax Band G

Services

Mains water and electricity. Private drainage. None of the services have been tested by the agents



Tenure

Freehold with vacant possession. Land Registry Title No. WA168311

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

1. Access to the property is a right of way off Glyngors farm driveway with or without vehicles of all descriptions for agricultural purposes only over the land tinted brown on the Land Registry plan.

I.A.C.S.

We are informed that the farm is not registered.

Basic Payment Scheme


We are informed that there are no entitlements.

Overage Clause

An uplift of 25% for a period of 25 years to include any development excluding new agricultural outbuildings and excluding the area of the farmhouse, yard and outbuildings.

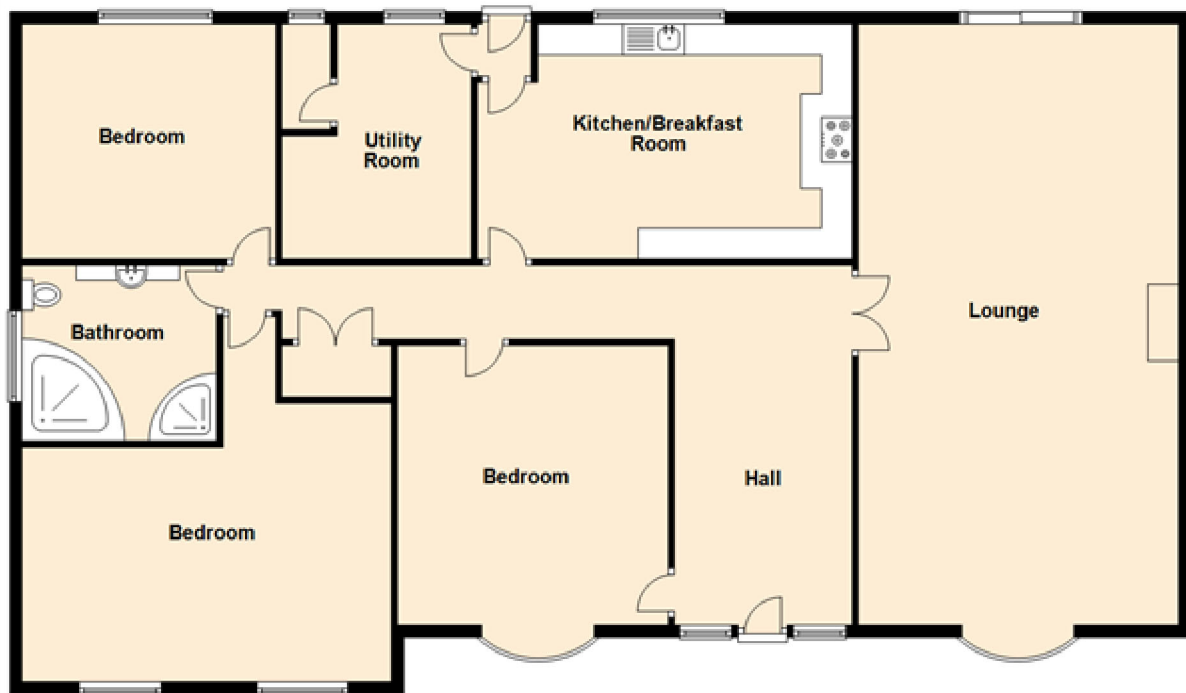
Viewing

Strictly by appointment with the sole selling agents.

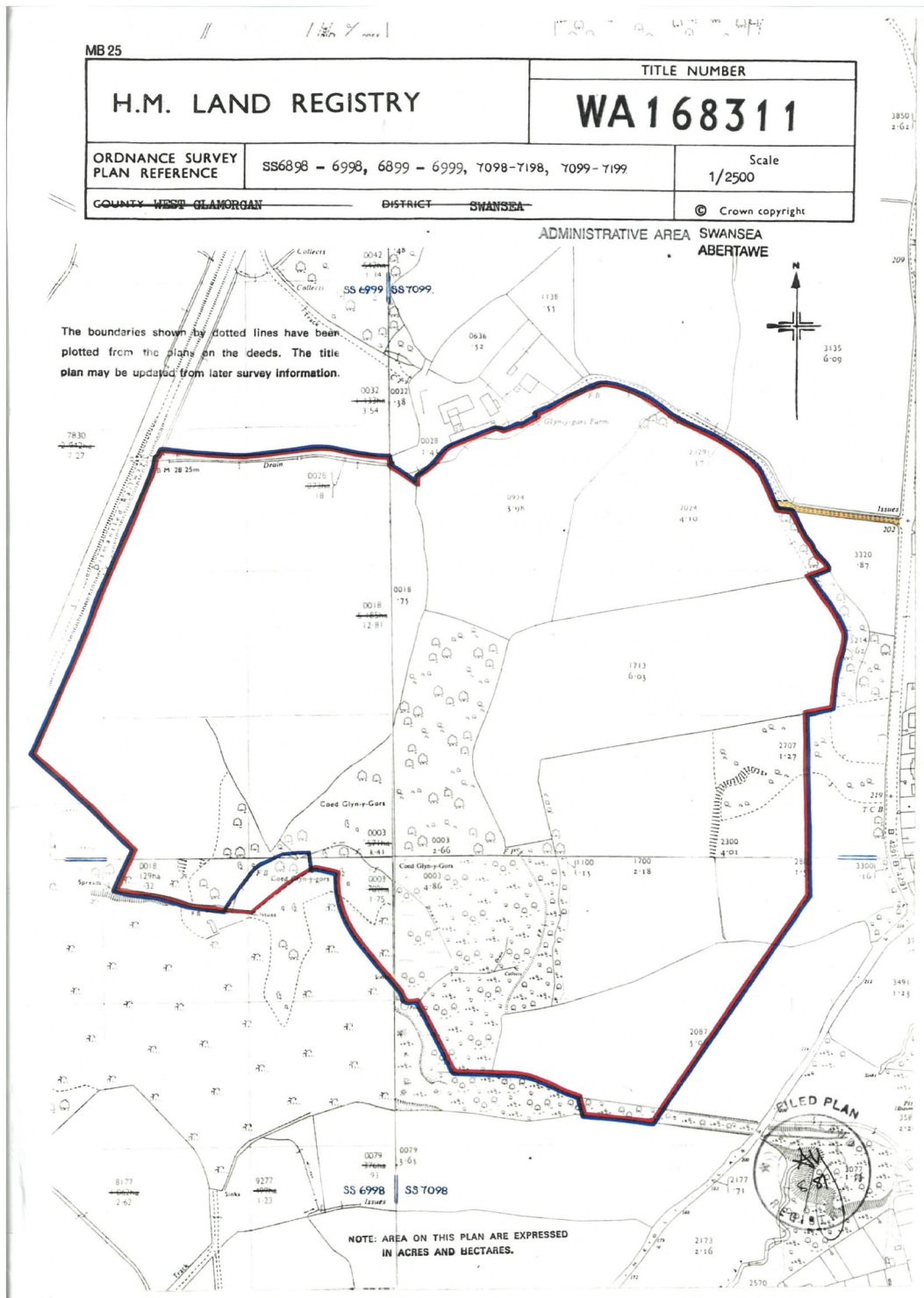
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor

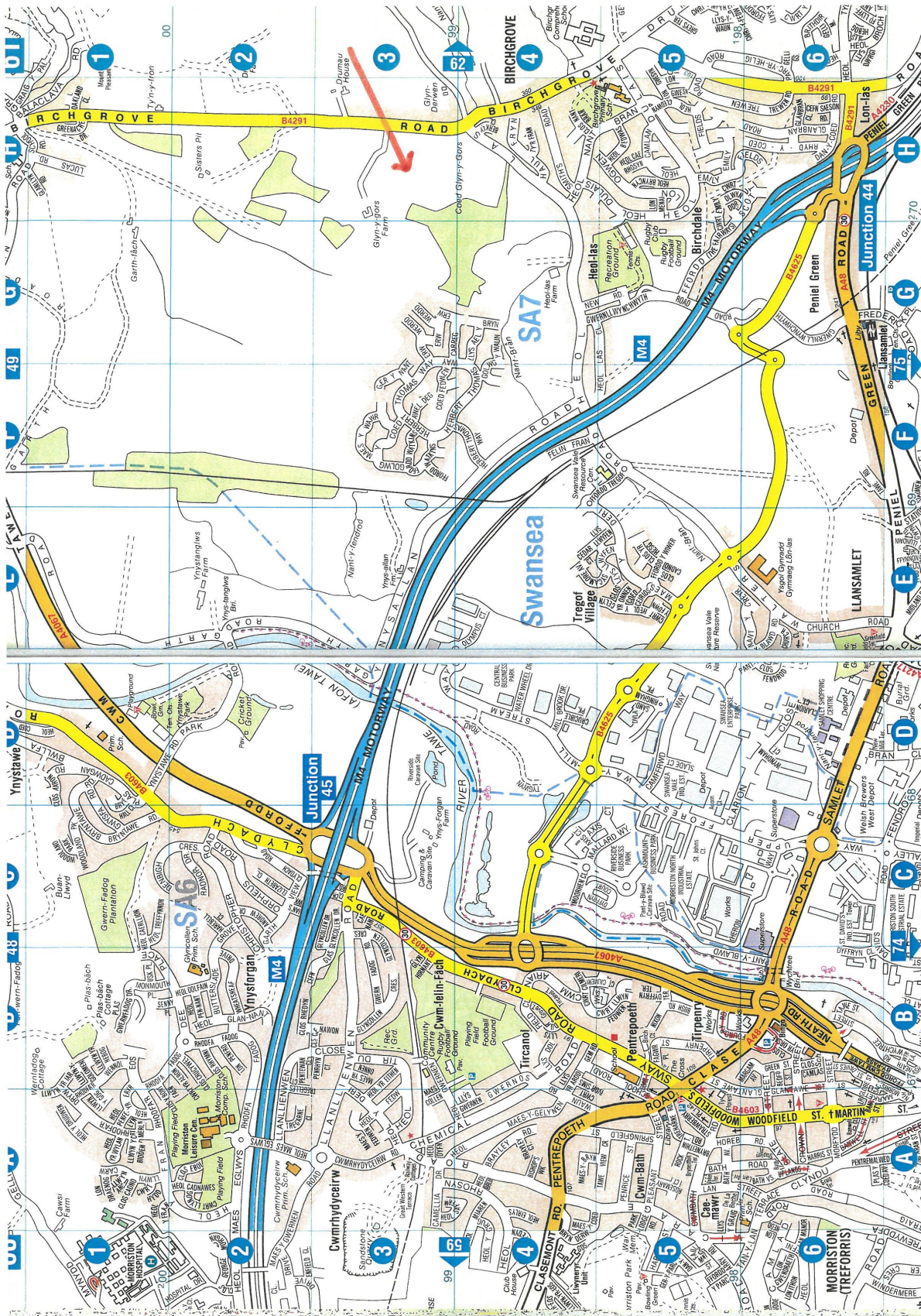
Approx. 190.2 sq. metres (2047.4 sq. feet)



Total area: approx. 190.2 sq. metres (2047.4 sq. feet)



its official copy is incomplete without the preceding notes page.
ae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.





CITY AND COUNTY OF SWANSEA

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012:

ARTICLE 28

GRANT OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TO:
Mr Robert Bowen
Robert Bowen Planning & Development LTD
7 Llys Sant Teilo
Llangyfelach
Swansea
SA5 7HQ

APPLICATION NO: 2025/0640/ELD

APPLICANT: Mr J Morse

The **City & County of Swansea** hereby certify that on **27.03.2025**, the use/operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged **red** on the plan attached to this certificate, **Was Lawful** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The dwelling on the land was constructed more than 4 years before the date of the application without the benefit of outline planning permission Ref: 2/1/80/1716/01 approved on 29th January 1981 and reserved matters application Ref: 2/1/81/1175/02 approved on 24th September 1981. Consequently, the conditions attached to the outline planning permission and the reserved matters approval (including the agricultural occupancy conditions) do not apply to the dwelling.

Signed: *P J J Holmes*

**PHIL HOLMES
HEAD OF PLANNING & CITY REGENERATION**

On behalf of **City & County of Swansea**

DATED: 22nd July 2025

Informatives:

1 **First Schedule**

A detached dwelling house without any occupancy restriction as described on Plan No's: Location plan, received 27th March 2025.

2 **Second Schedule**

Indicated on O.S. Plan LPA1 attached to the Certificate

Rosedale Farm, Birchgrove, Swansea, SA7 9EJ which is shown edged red on the plan.

Notes

- 1 This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use/operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

THE APPLICANT'S ATTENTION IS DRAWN TO THE NOTES BELOW

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval of the proposed development, or to refuse to grant a Certificate of Lawful Use or Lawful Proposed Use, or to grant permission or approval subject to conditions, he may appeal to the Welsh Ministers in accordance with Sections 78(1) and Section 195/196 of the Town and Country Planning Act 1990, as amended.

Appeals must be made within a prescribed time period. For 'Householder Appeals' and 'Minor Commercial Appeals' validated from 22nd June 2015 onwards, the prescribed period is 12 weeks from the date of this notice. Details on what constitutes a 'Householder' and 'Minor Commercial' appeals are available to view at the following website:

<http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/?lang=en>

For all other planning appeals, the prescribed period is 6 months from the date of this notice.

An appeal cannot be made if an enforcement notice has been served involving the same development as this refusal and planning permission was not granted under the enforcement appeal. This restriction also applies in respect of an enforcement notice served in respect of a condition that ought to be discharged and is not discharged under an enforcement appeal.

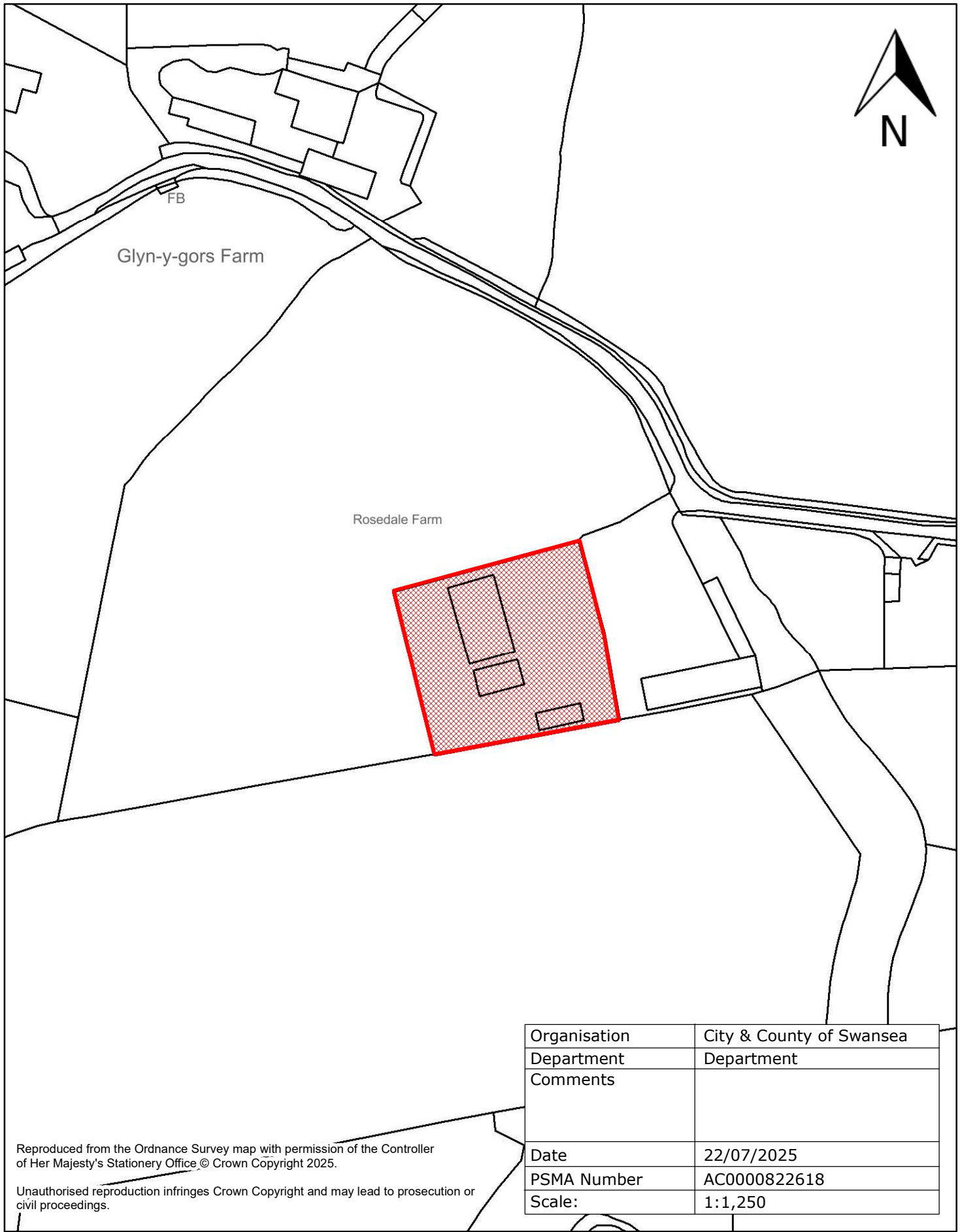
Appeal forms can be downloaded at [Planning Casework \(gov.wales\)](http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/?lang=en) or are obtainable from the Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 0604400, email PEDW.Casework@gov.wales

Further information on the appeals process is also available on the website:

<https://gov.wales/planning/appeals>

The Welsh Ministers can allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Welsh Ministers are not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. The Welsh Ministers do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.

2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Ministers, and the owner of the land claims that the land has become incapable or reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990. (The local planning authority may accept the notice and proceed to acquire the land; or reject the notice in which case they must refer the notice to the Welsh Ministers.)
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Welsh Ministers on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are out in Section 114 of the Town and Country Planning Act 1990.



Organisation	City & County of Swansea
Department	Department
Comments	
Date	22/07/2025
PSMA Number	AC0000822618
Scale:	1:1,250