



THE FONMON ESTATE



VALE OF GLAMORGAN
WALES



THE FONMON ESTATE



VALE OF GLAMORGAN ~ WALES
CF62 3ZN

Fonmon 0.4 miles ~ Cardiff Airport 3.6 miles

Barry 5.2 miles ~ Cardiff 13.6 miles

(All distances are approximate)

12th Century Grade I Norman Castle



Formal gardens and grounds including Grade II* Watch Tower
and Grade II Stable Block



Thriving wedding venue and events business



8 estate houses and cottages



Limestone quarry & associated cement works



Longer term development opportunities subject to planning



Sporting opportunities



Arable farmland, pasture and woodland

IN ALL ABOUT 947 ACRES (383 HECTARES)

**DIVERSE INCOME FROM RESIDENTIAL, AGRICULTURAL AND
COMMERCIAL ASSETS OF APPROX £511,000 PER ANNUM**

AVAILABLE AS A WHOLE OR IN 3 PRINCIPAL LOTS

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*These particulars are only a guide and must not be relied on as a statement of fact.
Your attention is drawn to the Important Notice on the last page of text.*



*Set in a private estate, the timeless
beauty of the walled gardens, sweeping
lawns and the romantic Castle*



SUMMARY

Fonmon Estate is a diverse, mixed estate including a fortified Grade I Listed castle near the village of Fonmon in the Vale of Glamorgan. The Castle is set within approximately 947 acres of arable, grassland and woodland and includes a limestone quarry and associated cement works.

Dating back to the 12th Century the castle includes over 12,000 sq ft of accommodation and is set in formal gardens and grounds. The current owners run a successful wedding venue business in the castle and adjoining grounds as well as public tours, group visits, business meetings, and private celebrations and events.

The Estate, benefits from a diverse asset base with future long term opportunities, and includes 8 estate houses and cottages, and farm buildings as well as the castle and its outbuildings.



...the castle includes over 12,000 sq ft of accommodation and is set in beautiful formal gardens and grounds.





SITUATION

Fonmon Estate is situated on the South Wales coast lying in the Vale of Glamorgan, north west of the village of Rhoose.

The estate is in a prime accessible location, being 1.5 miles from Rhoose train station, only 3.6 miles from Cardiff international airport and 13 miles west of the capital City. Cardiff central train station provides services to London (Paddington) in approximately 2 hours. The M4 (12.5m to J33) gives road access to London (165 miles) and the rest of England and Wales.

Nearby historic market towns of Llantwit Major and Cowbridge and the coastal village of Rhoose offer a range of amenities, shops and restaurants. Top secondary schools in the area include Howells School Llandaff, The Cardiff Academy, Saint John's College and Llandaff Cathedral School.



HISTORY

For eight centuries, Fonmon Castle has been at the core of this landed estate in Glamorgan. It is remarkable for its combinations of architectural phases most especially the Georgian interiors with magnificent Rococco style plasterwork.

The area has a rich limestone geology and the limestone quarry and associated cement plant opened in 1912 and has operated continuously.





LOT 1

FONMON CASTLE SET IN 72 ACRES OF GARDENS, GROUNDS AND SURROUNDING WOODLAND



DESCRIPTION

Fonmon Castle is set within its historic, formal gardens and grounds which include the walled gardens, herb garden, scented garden, an historic orchard and manicured lawns. The grounds enclose the Watch Tower and the former great barn now a stable block. Paddocks, the orchard, woodland, and a large pasture field lying west of the drive complete the 72 acres.

FONMON CASTLE HISTORY

It is believed that a timber structure was erected on the site soon after the Norman Conquest of South Wales around 1090. The rectangular stone keep was then erected in the latter part of the 12th C by the then owners the St John family. Additions were made in the 13th C - 16th C resulting in an approximate U shaped building sitting atop a ravine to the east and facing an open court yard to the west.

The square and rounded towers date from the 13th C, the two storey south wing from later. A small north wing was built in the 16th C over a characteristic barrel-vaulted semi-basement leading to the cellars. The castle was undamaged through the upheavals of the Civil War, but

in 1656 the St. John's sold their whole Glamorgan estate to Colonel Philip Jones, then the MP for Glamorgan and comptroller of Oliver Cromwell's household. His ancestors still own it today.

Colonel Philip was responsible for the addition of the much larger double depth wing on the north side of the castle. After his death in 1674 his son Oliver Jones is thought to have completed some of the decorations to his work.

The next major changes, giving it most of its present internal character, were made by Robert Jones III, Oliver's great-grandson. Additional battlements and render were added to enhance the fortified look while at the same time putting in numerous sash windows to improve light levels internally, and remodelling the interior for comfort and elegance. This involved breaking through





walls to increase the size of rooms and forming the Staircase Hall and the Drawing Room / Library. The completion of the work is celebrated by a sundial on the south tower wall dated 1762.

The 19th C saw the addition of the entrance porch and a small extension to the south wing. Following the death of the last male Jones in 1917, Fonmon passed to his niece Clara, later Lady Boothby. Her grandson is the current owner of the Castle. Fonmon has only changed hands once since it was built by the St. John family c1180.

Today the principal rooms of the Castle are used as a successful commercial hospitality venue, especially weddings, and the second floor is used as a private residence.

EXTERIOR

The castle, constructed of local limestone and blue lias rubble under a mixed slate roof, is of two and three storeys and castellated almost throughout.



The main entrance is to the west, set between projecting wings, via the 19th C porch projecting from the hall, with a service entrance into the wing on the left.

The right hand wing, forming part of the south range has another door into what is now the bar. The south front of this range has a two storey 5-bay front with an additional bay formed by the south-east square corner tower.

Above the service entrance on the left is the original keep area and its west front features a stone framed Venetian window. The northern end of the west elevation comprises two storeys above the partly sunken service rooms.

The east front, overlooking the ravine, commences at the southern end with a blind wall of the south-east tower. It then shows a variety of window styles until at the northern end it largely mirrors the northern part of the west elevation.

Much of the entrance court, south range and east front are covered

in Virginia creeper planted before 1900, providing a spectacular crimson sheet in autumn.

The roofs are almost entirely hidden behind the castellated parapets, as are the chimneys. The principal roofs are arranged in five sections covering - south range, hall, keep and two for the north wing.





The Staircase Hall

INTERIOR

The principal character of the Castle is of the mid-18th C, with sensitive modifications in the mid/late 19th C.

Ground Floor

The main entrance leads into the grand Staircase Hall and gallery.

The Staircase Hall contains a late 18th C staircase. The stair enclosure has a Rococo ceiling and windows in the upper and lower west wall. The gallery is carried on a cantilevered balcony and leads to the Library/Drawing Room.

Turning right from the entrance porch the Board Room is entered and the panelled double doors beyond lead to the bar, once a Smoking Room. A doorway from the Board Room leads directly to

the southern gardens.

Turning left from the entrance porch, the service area of the house is entered via a glass panelled door. The basement of the original build contains the Estate Office. A stone staircase, overlaid with timber, rises through one wall to link with the northern areas. A fork continues as a stone stair up into the 13th C tower. This mural stair is one of the few medieval features still visible internally. (Also remaining are part of another stair in the south-east tower, several rooms in the upper parts of the two south towers, with circular corbelled ceilings, and two garderobes.)

A corridor leads to the Old Kitchen which contains fittings of the early 18th C (dresser) and



Victorian period (cooking ranges). When this kitchen was built by Colonel Philip in the 1650's it was described as "ye largeste kitchen of ye inhabited castle of ye kingedom" and was used as a working kitchen for almost 300 years.

Beyond this are the modernised commercial kitchen, service area and boiler room.



...alterations in the 1760s were undertaken by Thomas Paty of Bristol
and the plasterer Thomas Stocking...



The Morning Room



The Staircase Hall and Gallery



The Old Kitchen

...when the kitchen was built by Colonel Philip in the 1650's it was described as "ye largeste kitchen of ye inhabited castle of ye kingdom"...



Lady Ann's Room



First Floor

Turning left from the top of the Staircase Hall stairs there is a small ante-room with curved door leading to the south towers. A second door leads to Lady Ann's Room, formerly a Morning Room, now used for small meetings or break out. Beyond that is the Little Library now used for playing cards or quiet reading.

The finest room is the Drawing Room/Library, reached from the Staircase Hall gallery via a cut in the original building. It runs from east to west across the building and is lit by a stone framed Venetian window to the west, two sash windows in the south wall, and a large timber framed oriel window to the east. Hence the room captures light throughout the day.



The Little Library



The Brides Room

The largest and finest room is the Grand Drawing Room and Library running from east to west across the building...



The Grand Drawing Room/Library

The centre of the room is framed by arches at either end the soffits of which are coffered with plaster flowers. Plaster bearded heads form the keyblocks, while the arches are supported on panelled pilasters. The main ceiling has trophies of the chase in the spandrels and arabesques and wreaths on the flat, with a central Apollo head in a sunburst. The gilt chimneypiece is copied from a plate in Thomas Johnson's 'Collection of Designs' published in 1758.

The south-west door from this room goes through to a bedroom and en-suite, now used by brides and providing disabled access from the garden to the library. The main door on the north side is onto the family stair and provides access to the rooms in Colonel Philip's north wing which provides three further bedrooms, a bathroom and laundry room. This staircase rises from the Drawing Room floor to the upper bedrooms. Several of the larger rooms in the north wing have full height panelling and moulded fireplaces.





The Blue Bedroom (Bedroom 4)

Second Floor

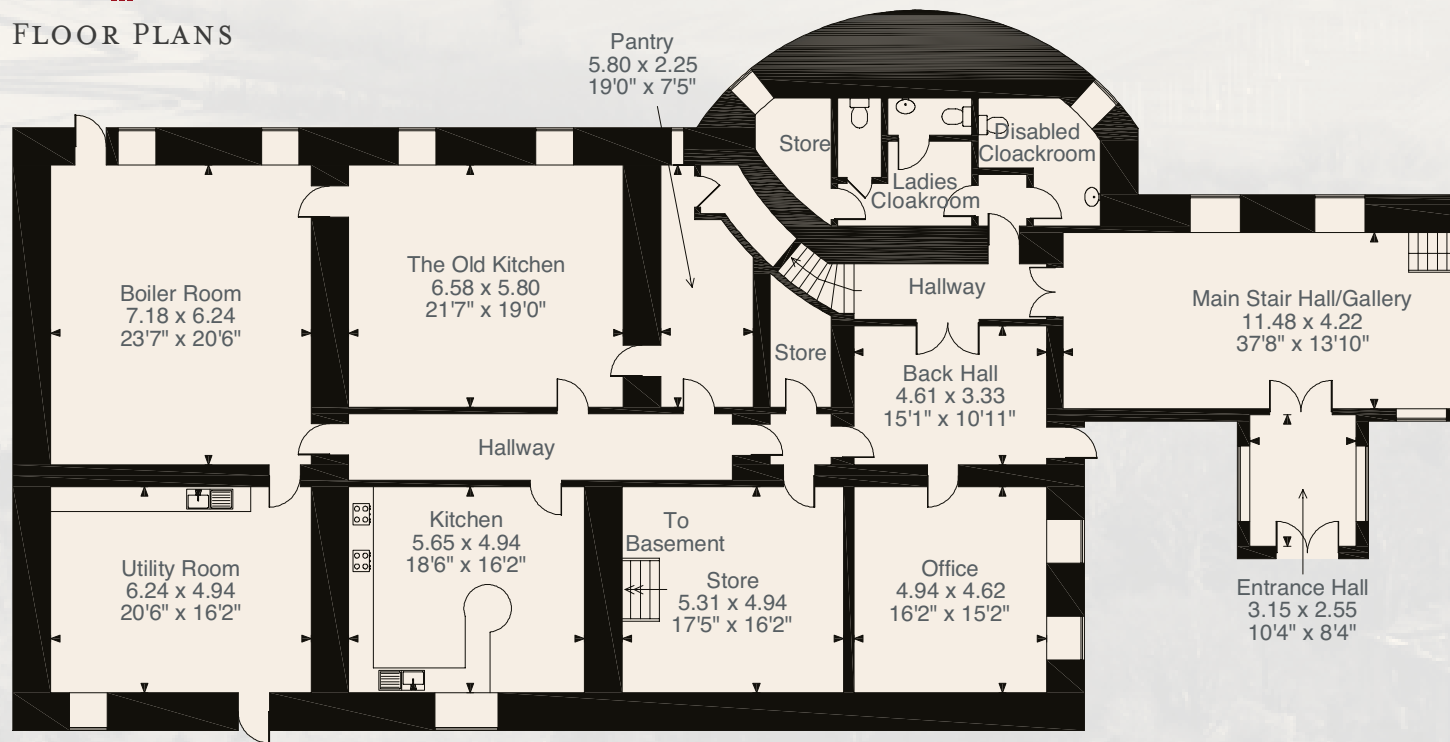
A private apartment fills the whole of the second floor and has a full height panelled master bedroom with dressing room and an en-suite bathroom, 3 further bedrooms and 2 bathrooms, kitchen, dining and living rooms.



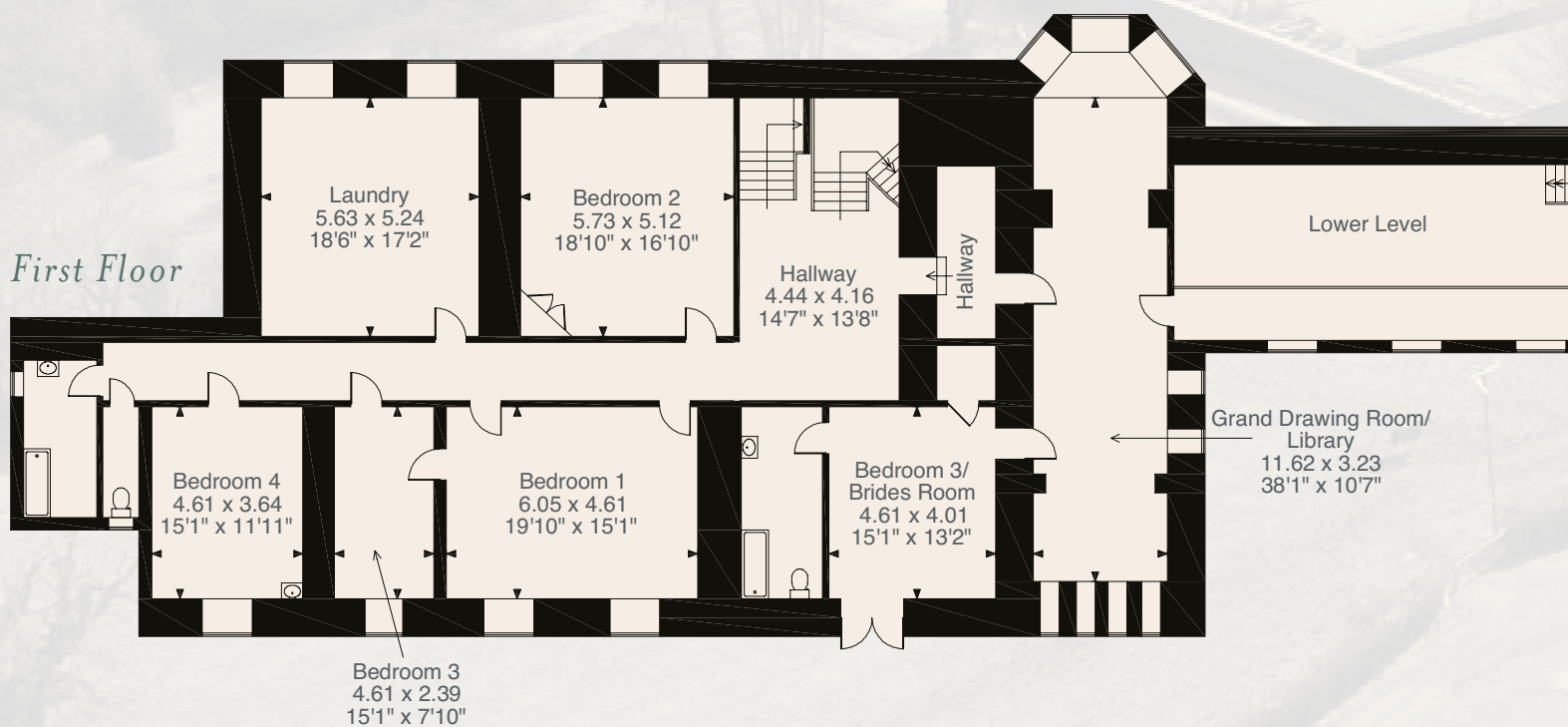


FONMON CASTLE

FLOOR PLANS



Ground Floor



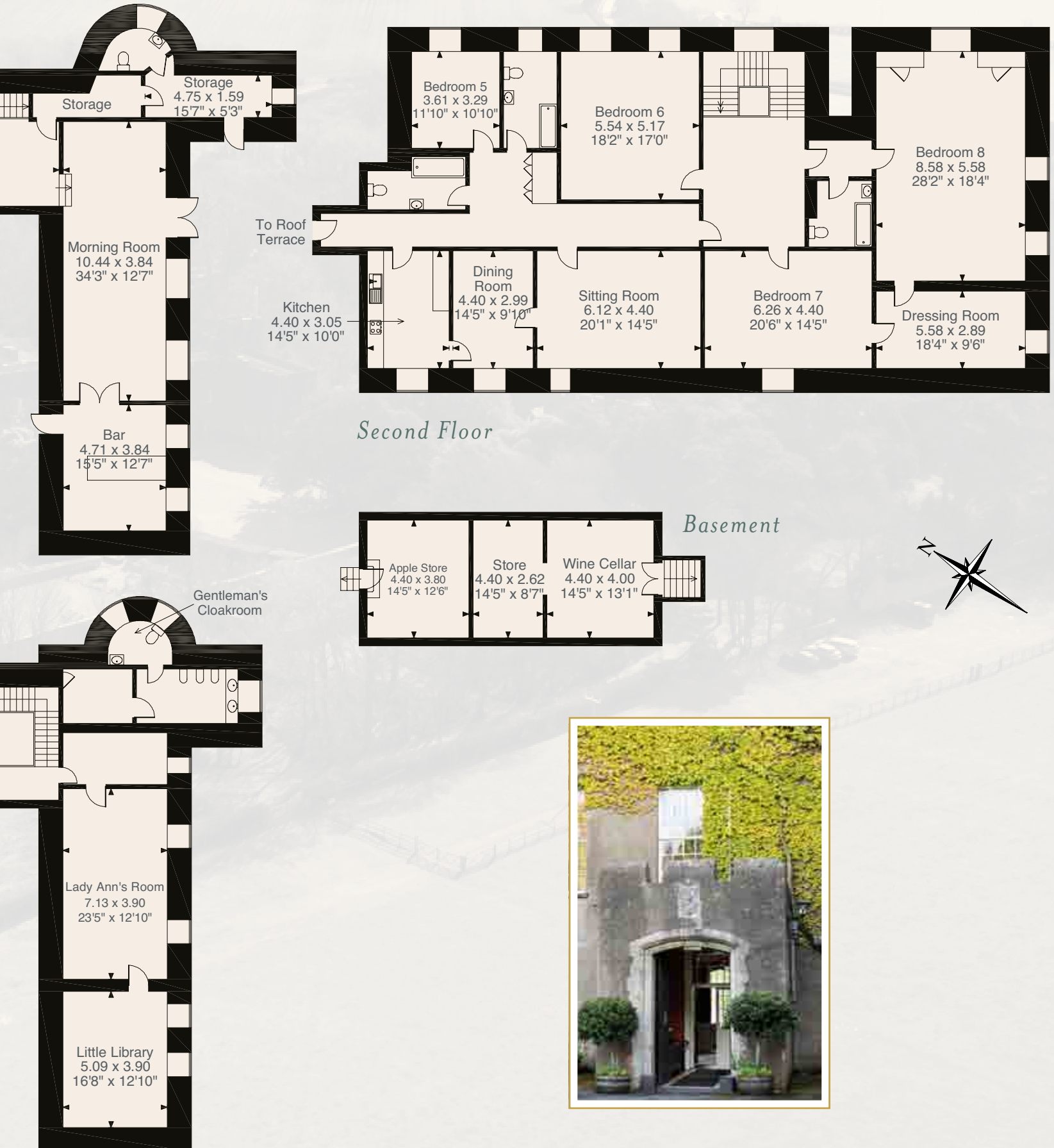
First Floor

Main House gross internal area = 12,305 sq ft / 1,143 sq m

Apple Store gross internal area = 180 sq ft / 17 sq m

Total gross internal area = 12,485 sq ft / 1,160 sq m

For identification only - Not to scale





The south elevation has a two storey 5-bay front with an additional bay formed by the south-east square corner tower...

Much of the entrance court, south range and east front are covered in Virginia creeper providing a spectacular crimson sheet in autumn...





OUTBUILDINGS

Stable Block

The Grade II Listed stable block has similar construction to the main castle, partly crenellated and mullioned windows to the south, and surrounds a central cobbled courtyard. It was the mediaeval tithe barn, then the carriage shed, now stables. Internally the block is partly two storey with a hayloft and has 6 loose boxes and a tack room along with a hay/straw storage area.

Later and modern additions provide 3 further looseboxes, a workshop, garages and storage. Subject to planning, the buildings would be suited for conversion for residential use or an additional events venue.

The Watch Tower

The Grade II* Watch Tower is a 18th C folly has been used as a dove cote in the past.

GARDENS AND GROUNDS

The immediate garden surrounding the castle is believed to date from when the Castle was built around 1180. The castle itself had a walled curtilage which today in part still forms the primary boundary of the gardens.

Robert Jones III made the principal changes to the gardens between 1760 - 1790 with the one major exception being that the approach drive was moved around 1870 from the south to the west.

The route to the Castle passes by the old well head and through the 1870 gap in the walls. On the south side of the Stable Block is a lightly planted area mostly of specimen trees, which used to be the old grass tennis court.

To the south east lies the Watch Tower with the remains of the old walls flanking it and a small ornamental grass border to the north.



The immediate
garden
surrounding the
castle is believed
to date from
when the Castle
was built around
1180...



...was once
believed to be
the largest fully
functioning
kitchen garden in
Glamorgan.





Between it and the castle lies the Dell garden which holds a collection of ferns, bamboo and bulbs.

The top of the Dell is planted with small borders backed with climbing roses and leads round to the copper beech tree. This exceptional specimen is thought to have been planted in about 1815.

The entrance area and north lawn have Yew trees and Holm Oaks which provide evergreen colour in winter and shade in summer.

At the rear of the north lawn is an intimate small walled garden with a wide variety of shrubs and an old sundial. From the north west corner of this garden a door leads

through to the Scented Garden with its small summerhouse.

From the scented garden, a further door leads into the larger Walled Garden behind a fine beech hedge. This area, once believed to be the largest fully functioning kitchen garden in Glamorgan, is now largely filled with herbs, flowers and fruit.

A small iron gate in the north wall leads out to the orchard area beyond and a level track can be followed through the beech grove and back across the Forty Acre field (once known as the 'Lord's Demesne').





COMMERCIAL WEDDING & EVENT VENUE

Fonmon Castle has been run as a licensed wedding and events venue business since 1996. The castle hosts approx. 90 events per year ranging from smaller private dinners to the Vale of Glamorgan Agricultural show welcoming up to 20,000 visitors and utilizing the adjoining fields.

Guided tours are also available for the public or exclusive group visits.

Weddings are the largest single element of the business with approximately 40 bookings per year. The castle is licensed for civil ceremonies with a capacity for 110. Seated receptions can take place in the Castle Library seating up to 82 or in an adjoining marquee seating up to 140. Full planning permission was obtained in 2017 for a marquee to be erected between April and October each year.

The commercial kitchen and washroom allows for mass catering and the principal rooms of the Castle and gardens are used for the ceremonies and receptions on an exclusive use basis.



COTTAGES

1 & 2 Castle Lodges

A pair of traditional semi-detached cottages constructed of stone under a tiled roof are situated at the entrance to Fonmon Castle. The Lodges are accessed via a five bar gate with a gravel drive leading to a shared parking area and a detached shared double garage.

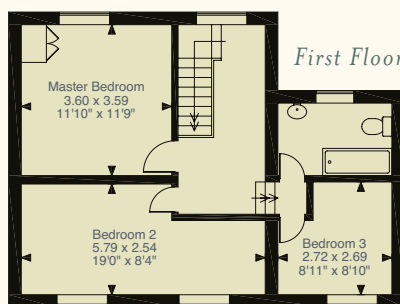
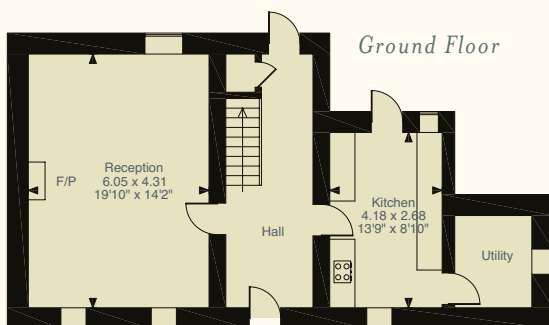
Each Lodge consists of 3 bedrooms, a bathroom, Living Room, Kitchen, Pantry and a fenced private rear garden. No. 2 has a flagstone patio with steps to the rear leading out to the cottage.



2 Castle Lodges

Gross Internal Area:
1,183 sq ft / 110 sq m

For identification only – Not to scale



LAND

In all the land in Lot 1 comprises;

- Pasture: 36.14 Acres (14.62 hectares)
- Woodland: 23.92 Acres (9.68 hectares)
- Misc: 12.11 Acres (4.89 hectares)

1 Castle Lodges

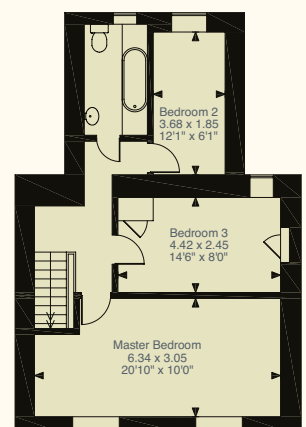
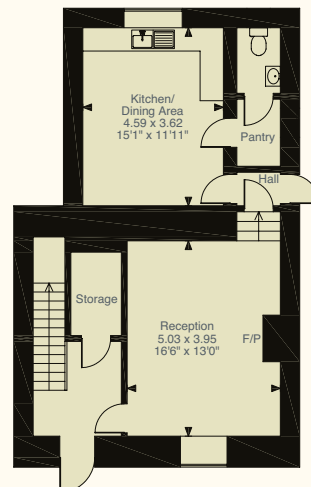
Gross Internal Area:
1,200 sq ft / 111 sq m

Ground Floor

First Floor



Number 1 and 2 Castle Lodges



LOT 2

LAND AND COTTAGES NORTH OF B4265 EXTENDING TO 262 ACRES

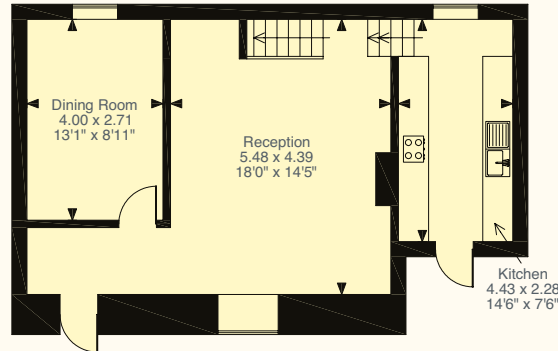
The undulating land surrounds Fonmon Castle to the north, east and west and extends to 262 acres of predominantly arable and pasture land, interspersed with mature mixed woodland and includes a pair of semi-detached cottages.



1 & 2 Woodhouse Cottages

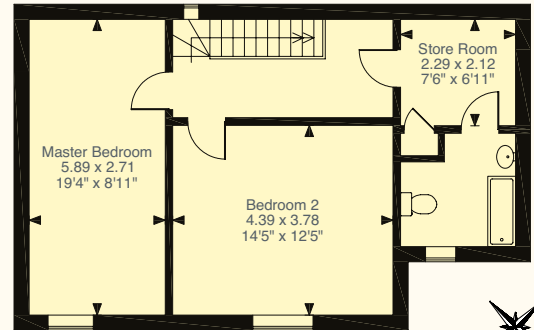
1 Woodhouse

Ground Floor



Gross Internal Area:
1,123 sq ft / 104 sq m

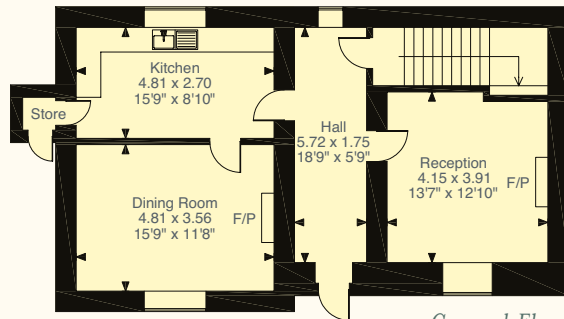
First Floor



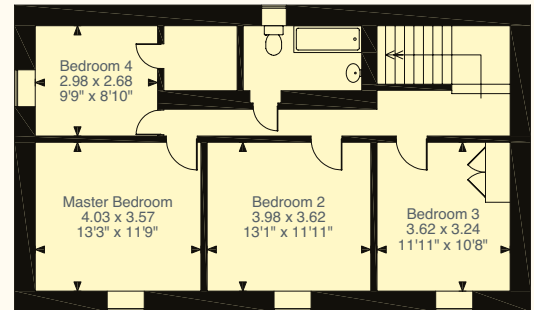
2 Woodhouse

Gross Internal Area:
1,560 sq ft / 145 sq m

For identification only - Not to scale



Ground Floor



First Floor

COTTAGES

1 & 2 Woodhouse Cottages

A pair of semi-detached traditional two storey cottages in a private setting with mixed, amenity woodland to the north and west and open countryside to the east. The cottages are accessed by a driveway off the B4265. The cottages each have a front and rear garden and separate parking.

No 1 Woodhouse Cottage

consists of 2 bedrooms, a bathroom, dressing area, a large reception room, dining room and kitchen. The cottage also has a double garage.

No 2 Woodhouse Cottage

consists of 4 bedrooms, a bathroom, entrance hall, living room, dining room and kitchen.

LAND

The land, approximately 262 acres, is a continuous block either side of the Kenson River Valley.

The majority of the arable land is Grade 3 with a rich loamy soil (neutral or slightly alkaline), above the fractured limestone base, which assists free draining. The arable land is suitable for spring and autumn sown crops and grassland.

The arable land has been farmed as part of a larger acreage and rotation. Rotations have included first wheats, second wheats, barley and oats and a variety of break crops predominantly oil seed rape and maize. Historic wheat yields have been around 4 tonne/acre.

There is permanent pasture to the west and along the heavier, clay soils of the Kenson River banks. The pasture is grazed on seasonal licence agreements.

In all the land in Lot 2 comprises;

- Arable: 111.30 Acres, (45.03 hectares)
- Pasture: 100.56 Acres (40.70 hectares)
- Woodland: 40.10 Acres (16.23 hectares)
- Misc: 9.90 Acres (4 hectares)

The arable land and some of the pasture is currently subject to a periodic Farm Business Tenancy.



The arable land is suitable for spring and autumn sown crops and grassland.



LOT 3

UPPER HOUSE FARM, THE LAND TO THE SOUTH EXTENDING TO 613 ACRES INCLUDING LIMESTONE QUARRY AND CEMENT WORKS AND COTTAGES



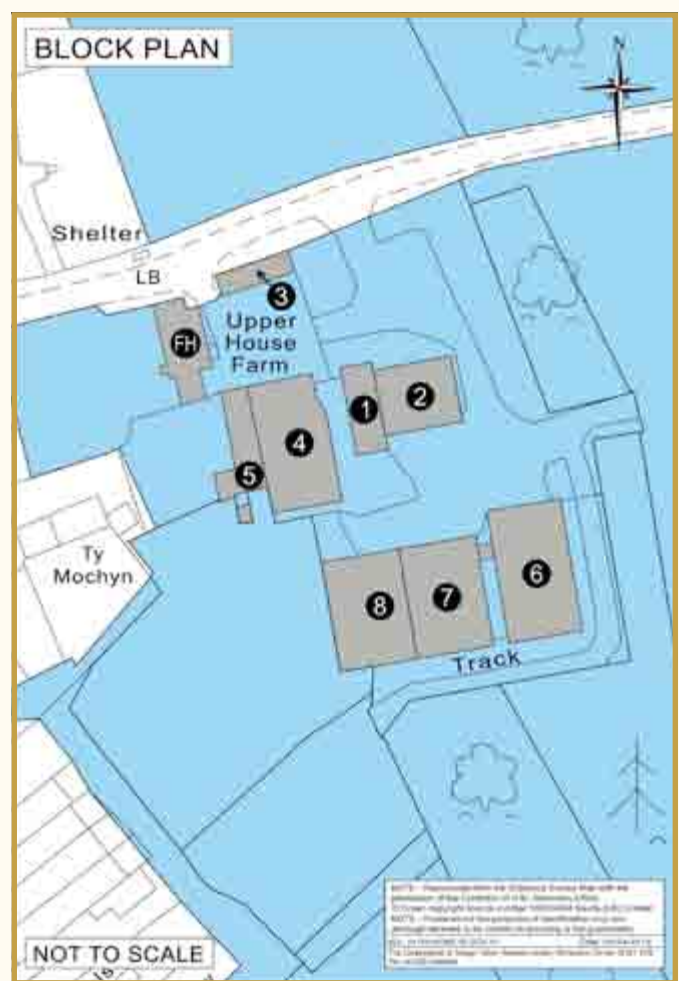
Plan No.	Description	Size (SQ M)
1.	Traditional two storey Stone Barn under slate roof	118
2.	Dutch barn and lean-to with steel portal frame, open sided, used for straw/hay and machinery storage	220
3.	Farmhouse storage shed	71
4.	General purpose building with concrete frame on concrete floor.	379
5.	Traditional two storey stone barn under slate roof	141
6.	General purpose building with concrete frame, concrete floor and roller shutter door.	417
7.	General purpose building with concrete frame on concrete floor	362
8.	General purpose building with concrete frame on concrete floor	362

The land lies south of the Castle and B4265 and extends down towards the Fontgary Road along the coastline. The limestone quarry, extending to 198 acres, and cement works are set in the centre of the Lot with the majority of the farmland to the south. The Lot includes a further 4 residential properties, including a farmhouse; operational farm buildings; a redundant dwelling with stables; and a historic lime works ruin.

UPPER HOUSE FARM

Upper House Farm Buildings

A range of traditional stone and general purpose farm buildings with potential for alternative use subject to relevant planning (see Block Plan).





HOUSES AND COTTAGES

Upper House Farmhouse (FH on Block Plan)

Situated on the eastern edge of East Aberthaw, on the edge of Upper House farmyard is a detached traditional two storey farmhouse with a large enclosed garden. The property comprises of 2 bedrooms, a dressing room, a bathroom, a kitchen, utility room, 2 reception rooms and a large workshop.

Forge Cottage

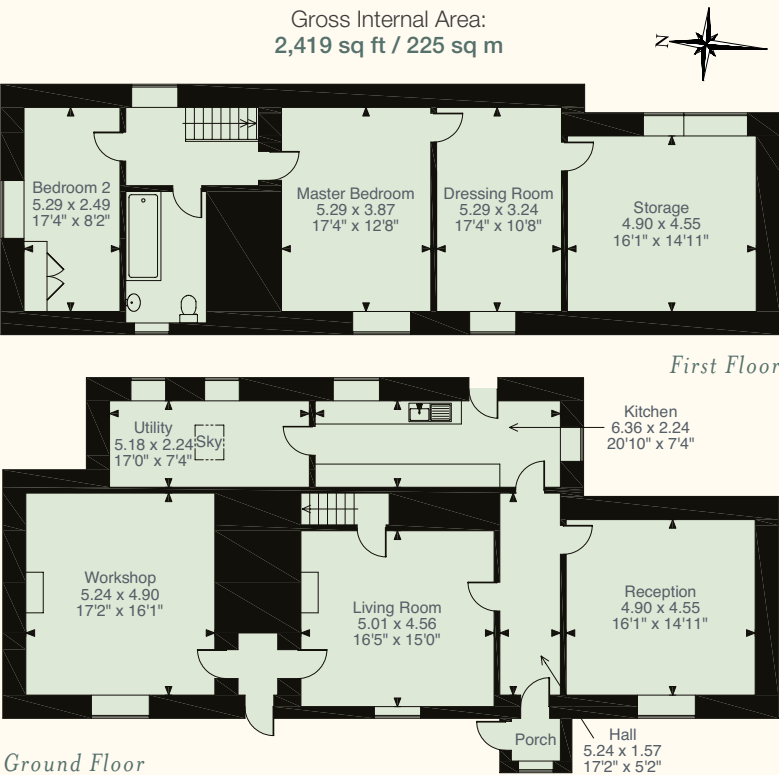
A detached traditional two storey cottage property on the edge of Fonmon Village. The cottage is accessed via a shared gravel driveway and has shared parking. The property comprises of 2 bedrooms, a bathroom, a kitchen, reception room, outdoor storage and a separate garden to the south west of the cottage.



Forge Cottage

Upper House Farmhouse

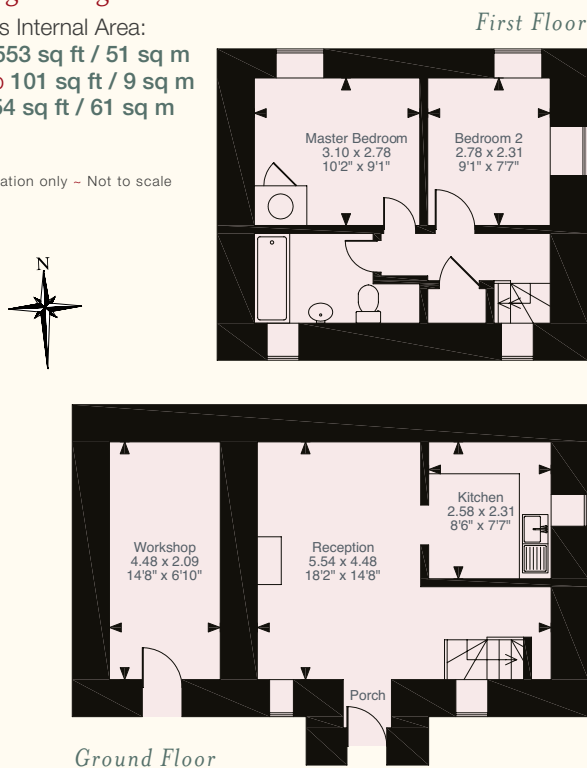
Gross Internal Area:
2,419 sq ft / 225 sq m



Forge Cottage

Gross Internal Area:
Cottage 553 sq ft / 51 sq m
Workshop 101 sq ft / 9 sq m
Total 654 sq ft / 61 sq m

For identification only - Not to scale



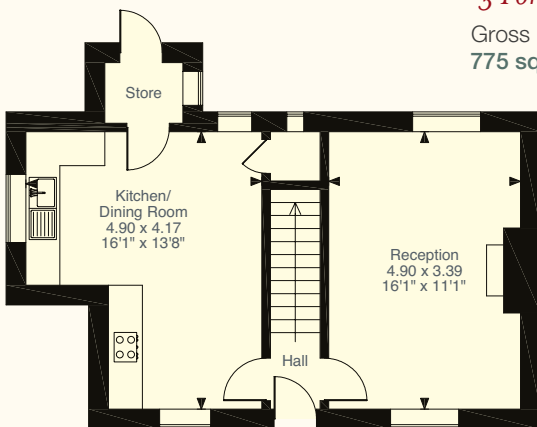


3 Fonmon Road

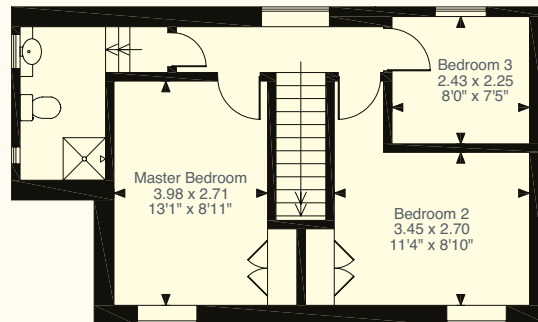
Gross Internal Area:
775 sq ft / 72 sq m



First Floor



Ground Floor



3 Fonmon Road

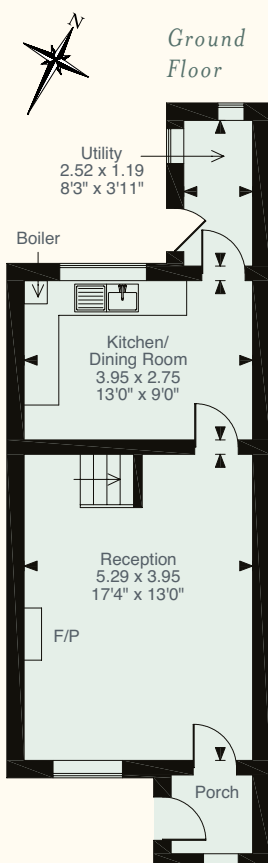
A semi-detached, two storey house with enclosed gardens to front and rear on the edge of Fontygary village. The property comprises of 3 bedrooms, a bathroom, an open plan kitchen and dining area and reception room.

For identification only - Not to scale

7 Kenson Close

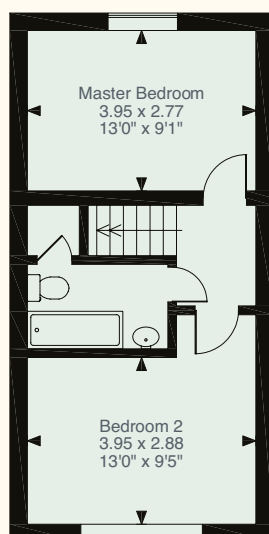
A semi-detached, modern, two storey house situated on a cul-de-sac in the village of Rhoose.

The house has a garden to the front and rear and a driveway with ample parking and access to a detached single garage. The property comprises of 2 bedrooms, a bathroom, a kitchen and reception room.



7 Kenson Close

Gross Internal Area:
775 sq ft / 72 sq m



First Floor



7 Kenson Close

LAND

The farmland extends to 288 acres, the majority of which is Grade 2 and 3 with a rich loamy soil (neutral or slightly alkaline), above the fractured limestone base, which assists free draining. The arable land is suitable for spring and autumn sown crops and grassland.

The fields are of suitable size for modern farming and are mostly enclosed by mature hedges.

As with Lot 2 the land has been farmed as part of a larger acreage and rotation. Arable rotations have comprised of first wheats, second wheats, barley and oats and a variety of break crops predominantly oil seed rape, maize, beans and grass leys. Historic wheat yields have been 4 tonne/acre.

There are small elements of permanent pasture at Fontygary, Burton and around Aberthaw.

The land comprises;

- Arable: 248.78 Acres (100.68 hectares)
- Pasture: 39.35 Acres (15.92 hectares)
- Woodland: 94.91 Acres (34.36 hectares)
- Misc: 41.68 Acres (41.68 hectares)

The arable land and some of the pasture is currently subject to a periodic Farm Business Tenancy.



A large limestone extraction business has operated on the estate for over 100 years with the primary product being Portland Cement.



OTHER BUILDINGS

Disused Dwelling and Stables

Accessed off Fontgary Road is a redundant large limestone dwelling that historically was used as accommodation for construction workers who built the railway line. It is currently disused but has more recently been used as stables. There is also a block of 4 stables to the rear.

Disused Limeworks Ruin

The remains of the Aberthaw Lime works is a Grade II Listed derelict, limestone and brick structure dating from the 19th C. The surviving remains are located on the coast between Fontygary Bay and Aberthaw Power Station and include roofless stone buildings housing the crushing plant, kilns and boilers, two tall shaft kilns and a square brick chimney.

Forge Barn

The former Forge building in Fonmon village is let on D periodic license for storage purposes.

Barn adjacent to Fontygarry Inn

The barn is currently let under a license for storage purposes.



LIMESTONE QUARRY AND CEMENT WORKS

The Aberthaw and Bristol Channel Portland Cement Company developed a limestone quarry at Fonmon Estate in 1912 and built the original cement plant at the site. The quarry and plant is now operated by Tarmac and is one of Tarmac's largest cement operations. The quarry comprises two separate parts, the north quarry and the south quarry. The cement plant is located to the west of the quarry, west of the Burton to Aberthaw Road. All three parcels of land are connected by tunnels passing under Port Road and Fontygary Road ensuring that no raw material is carried on the public highway. Limestone is extracted from the south quarry, to the south of Port Road. The south quarry is linked to the north quarry by a tunnel under Port Road. The quarry void is approximately 15 metres deep and once stone is extracted from the face it is transported by dumper truck through the tunnel to the process plant. After initial processing in the north quarry it is transported to the cement plant by conveyor passing through the tunnel under the Burton to Aberthaw Road. The majority of the processing is undertaken on the plant site. Reserves of limestone are expected to allow extraction at current rates to continue for a further 20 years.

The north quarry is separated into two distinct areas with Tarmac occupying the western area. The eastern area is occupied by RWE and has been developed as waste management facility. The waste facility exclusively accepts ash produced by the coal fired Aberthaw power station, operated by RWE. Recent changes in the energy market have reduced the working hours of the power station and as such there has been a reduction in ash produced meaning lower volumes to the waste site. Notwithstanding this there is a guaranteed minimum income to the estate pursuant to the RWE licence. All ash is delivered directly from the power station to the north quarry by road vehicles. Planning permissions for both the quarry and the waste management site dictate the restoration scheme for each area.

Both the Tarmac lease and the RWE are subject to minimum annual payments to the estate with additional payment due based on output/input. Income to the estate from the mineral and waste operations is approximately £226,000 p.a.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The Estate is offered for sale by private treaty as a whole or in 3 principal lots.

Contract, Deposit

A 10% deposit will be paid upon exchange of contracts to the Vendor's solicitors acting as agents for the Vendor. Completion is to be agreed.

Chattels, Contents, Fixtures & Fittings

Items of furniture and artwork may be available by separate negotiation.

Garden statuary, carpets and curtains, light fittings and other removable fittings are not included in the sale, although some may be available by separate negotiation.

Services

Property Name	Water	Drainage	Heating
Fonmon Castle inc. Flat	Mains	Private	Oil
1 Castle Lodge	Mains	Private	Gas
2 Castle Lodge	Mains	Private	Oil
1 Woodhouse Cottage	Mains	Private	Gas
2 Woodhouse Cottage	Mains	Private	Oil
Forge Cottage	Mains	Private	Night Storage Heaters
3 Fonmon Road	Mains	Mains	Gas
7 Kenson Close	Mains	Mains	Gas
Upper House Farmhouse	Mains	Mains	Solid Fuel

Designations, Listings & Planning

Upper House Farm within Lot 3 is situated within East Aberthaw Conservation Area.

Estate land to the East of the Disused Limeworks forms a small part of the East Aberthaw Coast SSSI.

Part of the land within Lot 2 is situated within the Llancadlle Conservation Area.

Grade I

- Fonmon Castle 13597

Grade II*

- Watch Tower of Fonmon Castle 83166

Grade II

- Walls of walled gardens at Fonmon Castle 83164
- Retaining walls of south gardens at Fonmon Castle 83159
- Fonmon Well 83153
- Aberthaw Lime and Cement Works 83144 Also part of scheduled monument GM318, East Kilns at Aberthaw Lime and Cement Works 83152 Also part of scheduled monument GM318

Scheduled Ancient Monument

- Early Cement Works Aberthaw GM318
- Llancadle Deserted Mediaeval Village GM534

Local Authorities

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry,
CF63 4RU. Tel: 01446 700111.

Solicitors

Burges Salmon LLP
www.burges-salmon.com



Tenure & Occupancies, Council Tax, Epc's

The property is to be sold by private treaty with vacant possession on completion subject to the occupancies listed below:-

Property	Occupancy	Term Date	Council Tax (Band)	EPC (Band)
Fonmon Castle	VP	N/A	Commercial Rates	Exempt as listed
Fonmon Castle Flat	Assured Shorthold Tenancy	25/11/18	F	Exempt as listed
1 Castle Lodge	Assured Shorthold Tenancy	30/09/19	E	F
2 Castle Lodge	Service Occupancy	employment related	E	F
1 Woodhouse Cottage	Assured Shorthold Tenancy	16/05/18	F	F
2 Woodhouse Cottage	Assured Shorthold Tenancy	01/04/19	F	E
Forge Cottage	Assured Shorthold Tenancy	periodic	E	G
3 Fonmon Road	Assured Tenancy	lifetime	D	D
7 Kenson Close	Assured Tenancy	lifetime	D	D
Upper House Farmhouse	Agricultural Assured Tenancy	Rent (Ag) Act 1976	H	F
Farmland	FBT and grazing licences	periodic	-	-
Limestone Quarry and Cement Works	Minerals Lease	2038	-	-
Former Quarry	PFA deposition licence	16/12/2023	-	-
The Forge Barn	License	periodic	-	-
Barn adjacent to Fontygarry Inn	License	periodic	-	-
Telecoms Mast	Lease	11/04/2020	-	-
Telecoms Mast	Lease	30/06/2020	-	-

Employees

Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertaking (Protection of Employment) Regulations (TUPE). There are currently three full time employees and three part-time employees. Further details are available from the agents.

Minerals, Sporting & Timber Rights

Standing timber is included in the sale. Any felled timber is not included.

Easements, Wayleaves & Rights of Way

There are footpaths and bridleways across the estate as marked on the sale plan.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the Estate or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT,

such tax would be paid for in addition to the purchase price.

Overage

The hatched land on the sale plan has an overage dating to 2007, in which the previous owner is to receive 75% of development gain value for 80 years.

Viewing & Your Safety

All viewings must be arranged through the selling agents and accompanied. In keeping with the nature of the property we advise that all viewers bring sensible footwear and clothing to view the property and grounds.

Data Room

A data room has been set up which provides additional information on the property. If you wish to access the data room please contact the selling agents for an access code.

Directions & Postcode for Castle

CF62 3ZN. From Junction 33 of the M4 follow A4232

towards Cardiff. At the first major intersection take A4050 following signs to Cardiff Airport. (The A4050 becomes A4226 north of Barry.)

Bypass the airport to the north following A4226/B4265 towards Llantwit Major. Do NOT take 1st left, which is signposted Fonmon (the village), but continue under bridge for another two thirds of a mile. Follow brown tourism signs, firstly left towards Rhoose and East Aberthaw. Then, 100 yards beyond the top of the small hill, turn left again into Castle Road.

Go over traffic lights and the lodges are at the end of Castle Road, with the gates on the left.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part

of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Particulars dated: 2018

Photographs dated: 2008 - 2018

Ref: 180413RB



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