



## 11.43 Acres of Land at

Ynysybwl, Pontypridd, CF37 3LS

**Auction Guide £80,000+**

**SALE BY PUBLIC AUCTION:** The auction will take place online on 5 July 2022 at 4:00 pm with registration through our website



## Description

An opportunity to acquire land that extends to approximately 11.43 acres or thereabouts on the edge of the village of Ynysybwl, approximately 4 miles north of the principal town of Pontypridd. The land as highlighted in red on the attached plan slopes gently from north to south and benefits from south facing views.

The pasture land appears to be laid out in two field enclosures, with a part of the land being woodland, mostly on the boundary edges. The land is directly accessed off Mill Road, itself accessed off Heol-y-Mynach, north of the village. The property includes a single storey traditional barn to the north east of the site, which is laid out as two stables.

The village of Ynysybwl benefits from good access links to Pontypridd town centre, with all its amenities and service providers.

## Tenure

Advised Freehold, subject to all or any rights, claims, easements, tenancies or wayleaves that may or may not exist– please refer to the legal pack for verification of tenure

## Viewing

The land is open for inspection but it is recommended that interested parties exercise caution if entering upon it. Neither the seller nor the auctioneers will be responsible for any accident howsoever caused.

## Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please refer to the legal pack for any further disbursements to be paid by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

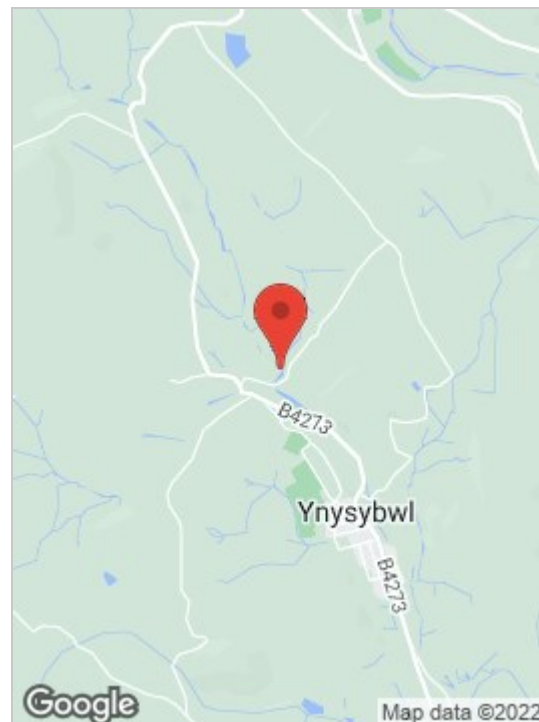
## Further Information

Auctioneers Office, Seel and Co (029) 2037 0117

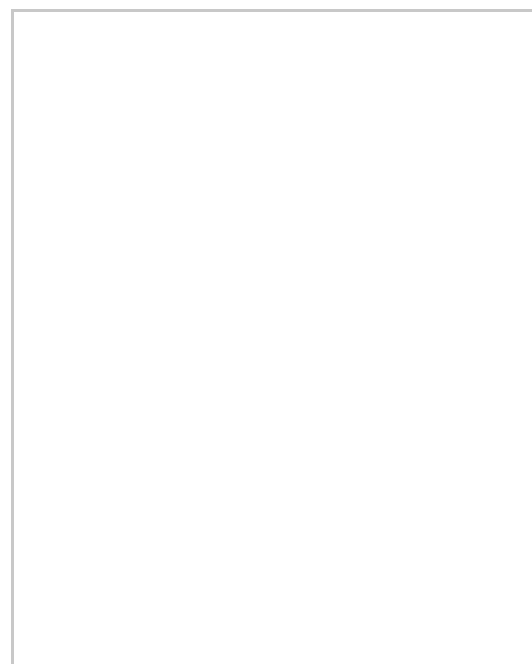
## Auction Details

FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

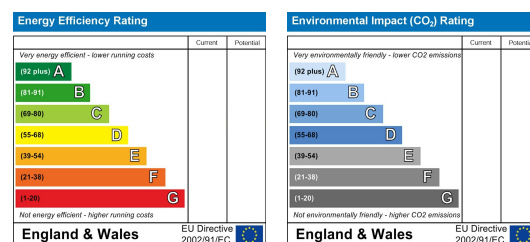
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.