



## FOR SALE BY PRIVATE TREATY

### PRIME AGRICULTURAL LAND AT LLANBRADACH, CAERPHILLY

Approximately 11.31 acres of flat pasture land adjacent to the River Rhydney, with roadside access from Llanbradach and within 300 metres of A469.

Mid-way between Ystrad Mynach and Caerphilly.

Of interest to Farmers, Equestrian Users or those seeking Environmental enhancement.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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# AGRICULTURAL LAND AT LLANBRADACH, CAERPHILLY

A unique opportunity to purchase 11.31 acres of prime permanent pasture adjacent to Llanbradach and the River Rhymney.

- **Approximately 11.31 acres of Prime Agricultural Land.**
- **Adjoining the River Rhymney and Nant Owen Brook.**
- **Roadside access from Glenview Terrace.**
- **Within 300 metres of A469 and mid-way between Ystrad Mynach and Caerphilly.**
- **Picturesque location with superb views towards open countryside**
- **Of interest to farmers, equestrian users or those seeking environmental enhancement.**

## DESCRIPTION

A useful parcel of 11.31 acres of flat pasture land situated on the fringe of Llanbradach. Access is direct from Glenview Terrace.

The land is ideal for the grazing of livestock or horses and has potential for recreation or environmental enhancement subject to the necessary planning permission.

The Eastern and Southern boundary is the Rhymney River which provides an abundance of water for livestock and a peaceful and tranquil location to relax.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## TENURE

Freehold with vacant possession upon completion.

## OVERAGE

The land is sold subject to an overage provision of 30% for a period of 25 years. The overage provision will apply to all future development other than agricultural or equestrian uses.

## BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

## SERVICES

No mains services are connected.

We understand a Welsh Water sewer crosses the land below ground. The raised red brick structures indicate its location.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

## BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

## PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## HEALTH AND SAFETY

The land is currently being grazed by cattle, please ensure you keep a safe distance and do not take dogs onto the land.

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

## LOCAL PLANNING AUTHORITY

Caerphilly County Borough Council  
Penallta House, Tredomen Park, Hengoed, CF82 7PG  
Tel: 01443 815588 [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)

## DIRECTIONS

From the A469 mid-way between Ystrad Mynach and Caerphilly, at the roundabout take the exit for Llanbradach, at the traffic lights turn left, the access is situated immediately on the left via a galvanised field gate and adjacent to a car/tyre garage.



[campfires.transcribes.elastic](https://campfires.transcribes.elastic)

## MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your tender:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

## VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

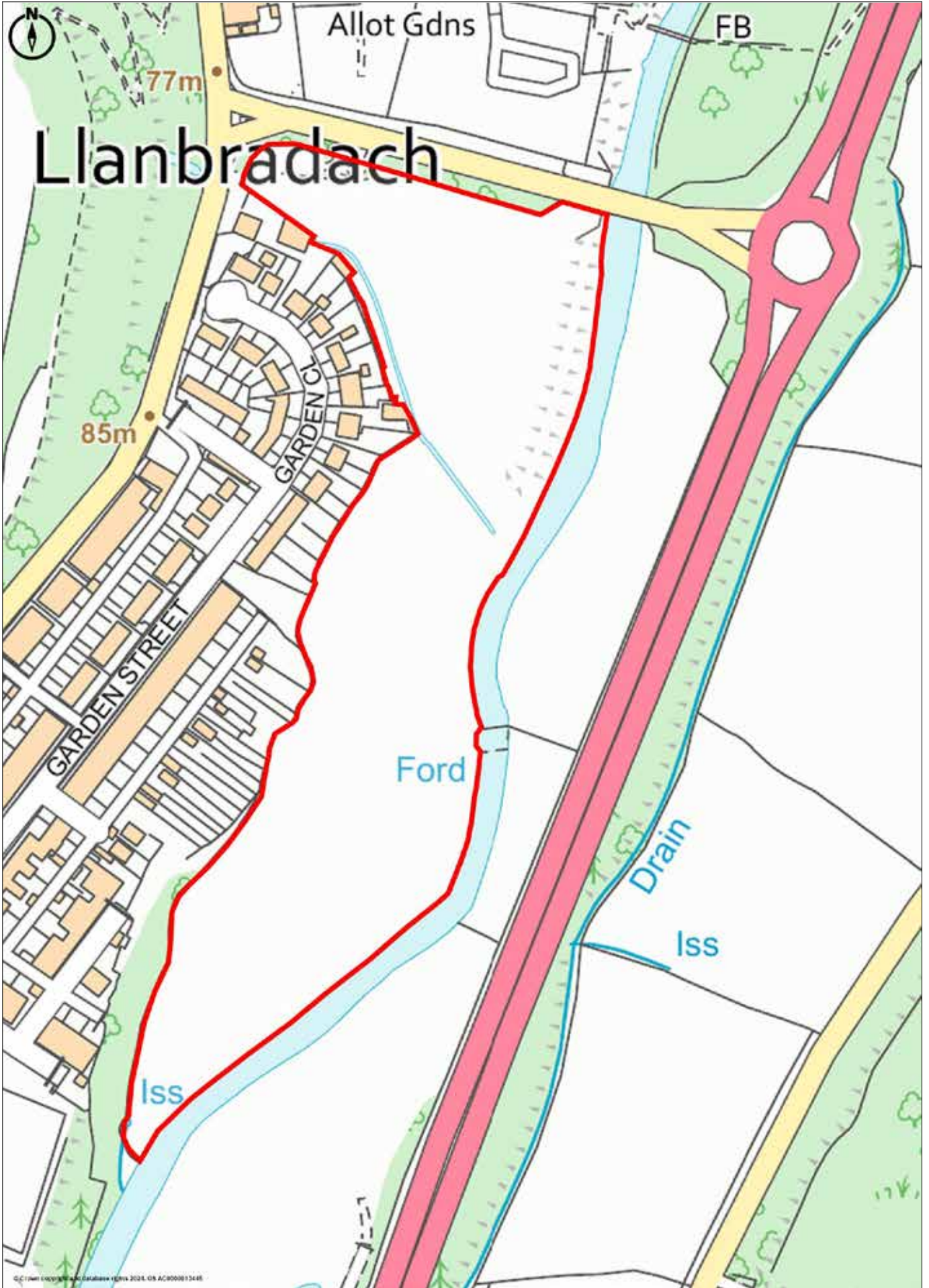
Please note 'Health and Safety' statement above prior to viewing.

## SOLE SELLING AGENT

Williams Associates Chartered Surveyors  
The Old School, The Bryn, Penpergwm,  
Abergavenny, Monmouthshire, NP7 9AH  
Tel: 01873 840726  
Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)  
Contact: Stephen Williams, Eifion Morgan or Sally Bigley

## NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.



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