



FOR SALE BY PRIVATE TREATY

AMENITY LAND AT LAN FARM, LLANWONNO ROAD, PERTHCELYN, CF45 3NB

Approximately 6.62 acres of amenity land at Perthcelyn, Mountain Ash with stunning views down the Cynon valley.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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AMENITY LAND AT LAN FARM, LLANWONNO ROAD, PERTHCELYN, CF45 3NB

Situated in an elevated and tranquil location, an exciting opportunity to acquire approximately 6.62 acres of amenity land.

- **Approximately 6.62 acres of amenity land with roadside access onto Llanwonno Road.**
- **On the outskirts of Perthcelyn, Mountain Ash – less than 3 miles from the A470.**
- **Stunning rural location with panoramic views.**
- **Development potential subject to the relevant planning permission.**
- **Of interest to landowners, equestrian users, amenity users or those seeking environmental enhancement.**

DESCRIPTION

Located on the outskirts of Perthcelyn, Mountain Ash, the parcel of amenity land extends to approximately 6.62 acres. With direct access from Llanwonno Road, the land was previously used for agriculture but has been unmanaged for a number of years. It would be well suited for a range of other purposes including environmental schemes and community projects. The land adjoins a number of residential properties and may have some future development potential, subject to the relevant planning permission.

Note: There are a number of overhead power lines on the land.

METHOD OF SALE

The land is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

OVERAGE

The land will be sold subject to an overage provision of 30% for 30 years for residential development. The earlier of the sale of the land with the benefit of planning permission or implementation of the planning permission will trigger the overage at a rate of 30% of the development value less the current use value.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

SERVICES

There are no mains services connected on site. Prospective purchasers should make their own enquiries with regard to the availability of services.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land 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 land. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

HEALTH AND SAFETY

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

LOCAL PLANNING AUTHORITY

Rhondda Cynon Taf County Borough Council
2 Llys Cadwyn, Taff Street, Pontypridd, CF37 4TH.
www.rctcbc.gov.uk

DIRECTIONS

Postcode: CF45 3NB



alike.stores.squeaks

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 offer:-

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 our office prior to viewing.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergw, Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726
Email: 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.

