



Land To North Of  
Penlan Farm  
Penlan Road  
Pontardawe, Swansea

SA8 4RP

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# Land To North Of Penlan Farm Penlan Road

Asking price **£125,000**

A parcel of agricultural land comprising 14.54 acres (5.88 hectares) or thereabouts shown edged red on the attached plan conveniently situated just off the main A474 Pontardawe-Rhydyfro Road enjoying an elevated location with panoramic views

A parcel of agricultural land comprising 14.54 acres (5.88 hectares) or thereabouts

Freehold and vacant possession upon completion

The land is divided into three enclosures with each individual enclosure having stock proof fencing

There is a natural water supply the source of which is on adjoining land

Commons Grazing Rights are enjoyed on Mynydd Gellionen

Freehold with vacant possession upon completion.



**Situation/ Description:**

A parcel of agricultural land comprising 14.54 acres (5.88 hectares) or thereabouts shown edged red on the attached plan conveniently situated just off the main A474 Pontardawe-Rhydyfro Road enjoying an elevated location with panoramic views over the Swansea Valley a short travelling distance from the town of Pontardawe, the City of Swansea, junction 45 of the M4 motorway and all local centres of employment and recreation.

The land is divided into three enclosures and access to the land is via the gateway at “G” on the plan. The land, which is on a general north-west to south-east aspect is suitable for permanent grazing or cutting for hay/silage etc.

There is a natural water supply the source of which is on adjoining land and the Vendor has rights of access to same. A tank is located on one of the enclosures and there is also a spring on the land. No guarantee can be given as to the permanency of the supply.

Commons Grazing Rights are enjoyed on Mynydd Gellionen details of which will be supplied in due course. Plan:

The plan attached to these particulars is shown for identification purposes only and whilst every care has been taken its contents cannot be guaranteed.

**Tenure and Possession:**

Freehold with vacant possession upon completion.

**Wayleave/Easements/Rights of Way:**

The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed Wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

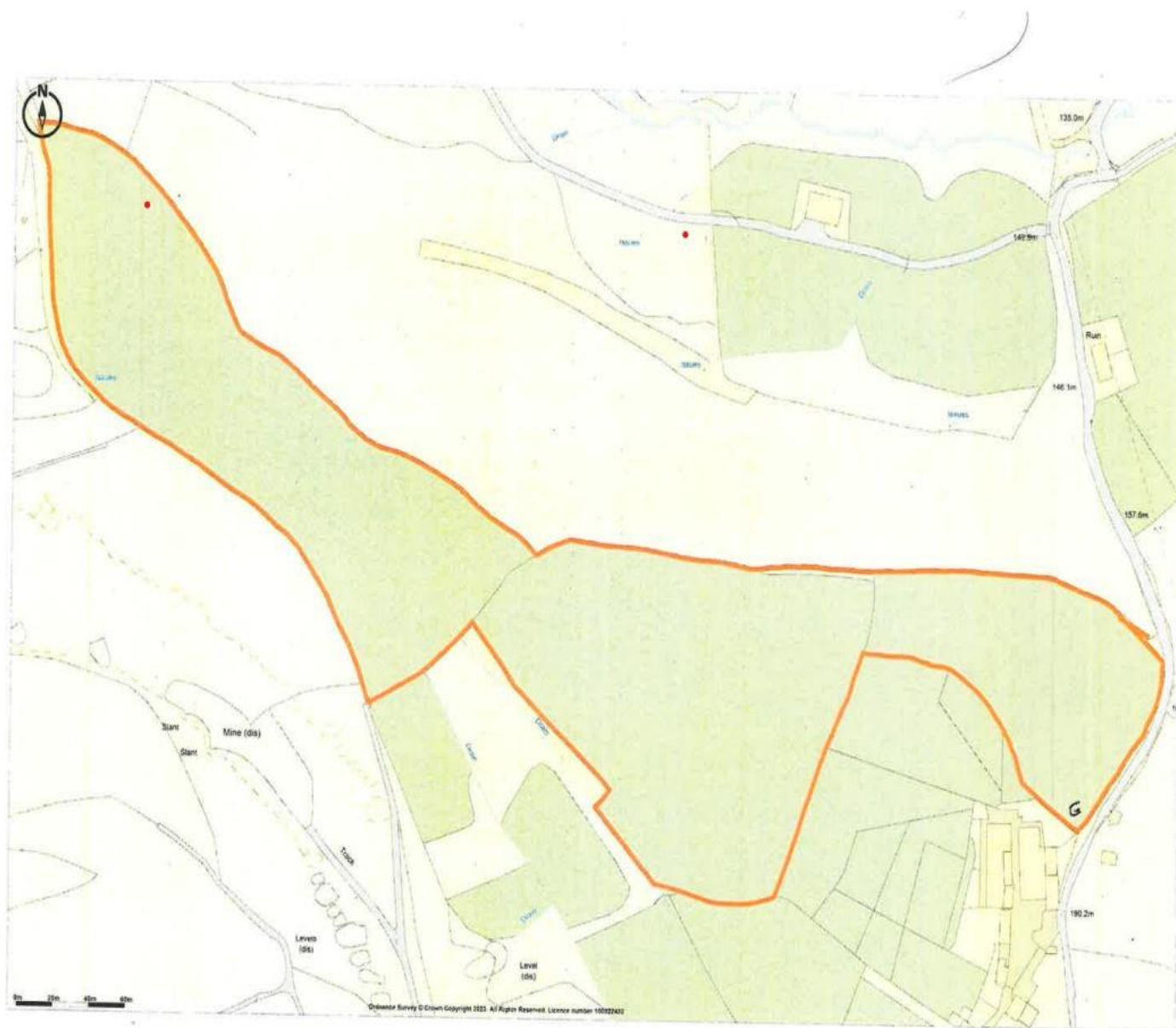
**Viewing Arrangements:**

Interested parties must contact the Seller’s Agents to arrange an inspection of the land.

**Directions**

Travelling from Pontardawe to Rhydyfro, proceed through the village of Rhydyfro and fork left onto Baran Road opposite the Travellers Well, continue along Baran Road over the hump backed bridge and turn left onto Penlan Road, proceed up Penlan Road and the access gate “G” on plan is on the right hand side.





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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.