



hrt
herbert r thomas

Approximately
6.251 acres of
Agricultural Land

Hendre Road
Pencoed
Bridgend
CF35 6PU

hrt.uk.com

Approximately 6.251 acres
of Agricultural Land

By Informal Tender

Guide Price:
£90,000 - 150,000



Approximately 6.251
acres of Land

Rural Location

Unique opportunity

For Sale by Informal
Tender

Tender Deadline Tuesday
30th April 2024 at 12
noon.



Situation

The land is situated directly to the West of Pencoed. The land is a short travelling distance from Bridgend, and Pencoed village with all their convenient amenities. It is also easily accessible from the M4, Junction 35
Please see the attached location plan.

Description

The property extends to approximately 6.251 acres of level or gently sloping pasture land in one field enclosure, as edged red on the attached site plan. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Access

Access to the land is from Hendre Road. Access is marked 'A' on the attached plan.

Plan

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

Services

The land presently benefits from mains water.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and Western Power Distribution.

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. There are no footpaths crossing the land.

Development Clawback

The land is sold subject to a 50 year Development Clawback. The permitted use will be Agricultural or Equestrian use. The grant of Planning Permission will trigger the clawback at a rate of 30% of the Development Value less the current use value.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Guide Price

Guide Price – £90,000 – £150,000

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety

Method of Sale

The property is offered for sale by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: Tuesday 30th April 2024 at 12 noon.

Please contact Andrew Thomas or Emily Flint for a tender form

01446 776386 / Andrewthomas@hrt.uk.com

01446 776393 / Emilyflint@hrt.uk.com

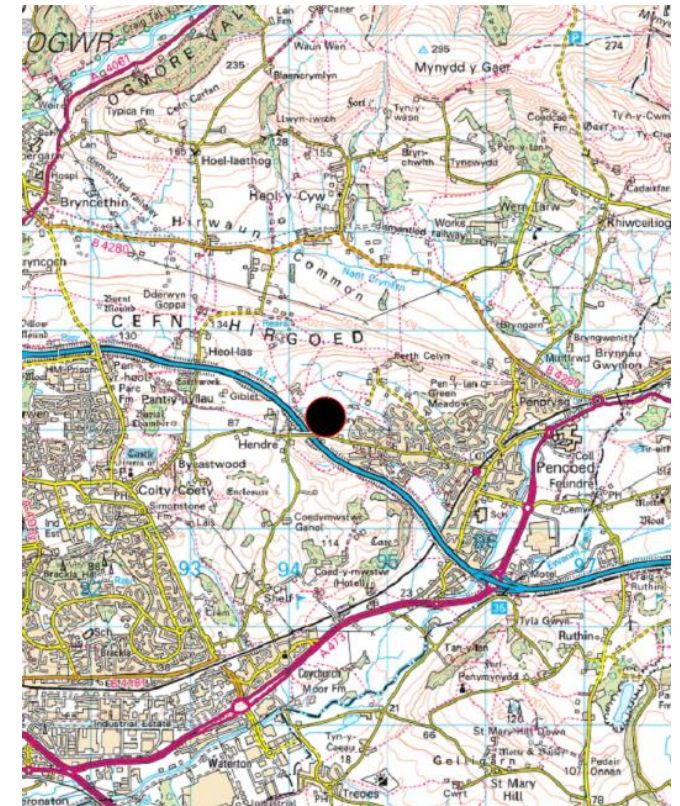
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: CF35 6PU

From M4 Junction 25 take the exit to the A473 towards Pencoed. At the second roundabout by Bridgend College take the first exit onto Penybont Road. Take the first right onto Penprysg Road. Take the first left onto Min-Y-Nant. Follow the road and at the end take the right onto Hendre Road, continue for 0.8 miles and access to the property can be found on the right before the bridge over the M4.

What3Words: Flop.Chuckling.Spice





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.

Viewing Arrangements

Viewing strictly by appointment only.
Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: **Andrew Thomas**
Tel: 01446 776386
E-mail: AndrewThomas@hrt.uk.com

Contact: **Emily Flint**
Tel: 01446 776393
E-mail: EmilyFlint@hrt.uk.com

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