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Ynysmeudw Uchaf Farm

Ynysmeudwy

Pontardawe

Swansea

Neath Port Talbot

SA8 4QJ

hrt.uk.com

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By Private Treaty
Guide Price:
£300,000



- Approximately 45.63 acres of Land
- Rural Location
- Stone Barn
- For Sale by Private Treaty
- Unique Opportunity



Situation

The property is situated within the village of Ynysmeudwy, approximately two miles Northeast of the town of Pontardawe in the Swansea Valley. It is divided into three parts, two parcels to the North West of the Pontardawe A4067 bypass and one parcel to the South East between the bypass and the River Tawe with frontage to same. Please see the attached **location plan**.

Description

The property extends to approximately 45.63 acres and comprises a Stone Barn and frontage to Ynysmeudwy Road. Approximately 35.45 acres comprises flat pastureland, to the Northwest of the A4067 with the majority suitable for mowing and grazing purposes. Approximately 10 acres to the South East of the A4067 comprising 9 acres of grazing/woodland and 1 acre of riverbed.

The two storey Barn (46ft X 18ft) is located in a small paddock on the right-hand side with a lean-to garage adjoining and a further garage and former pigsties to the rear. **It is considered that there may be some potential for residential development of the Barn subject to the necessary Local Authority Planning Consent being obtained.**

A Cadw Scheduled Monument known as Waun Y Coed. Colliery Branch Canal and Tram Road Incline is located between the underpass and the River Tawe. The land is suitable for agricultural, equestrian and amenity use.

Access

The property is accessed via an unmade lane adjoining 172 Ynysmeudwy Road.

The agricultural land is accessed along the same lane, over the hump backed bridge across the Swansea Canal and along the tow path which leads to an agricultural gate. The land to the South East of the A4067 is accessed via an underpass.

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

No mains services connected. We are informed by the vendors that there is a legal agreement to abstract water from the Swansea Canal – subject to verification by the vendors’ solicitor. We are also informed that there is a small annual payment from the Pontardawe Angling Club for Fishing Rights along part of the river frontage.

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. In particular there are vehicular and pedestrian rights of way to the front of the Barn for access to 170 Ynysmeudwy Road.

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.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them, the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Basic Payment Scheme

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

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

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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

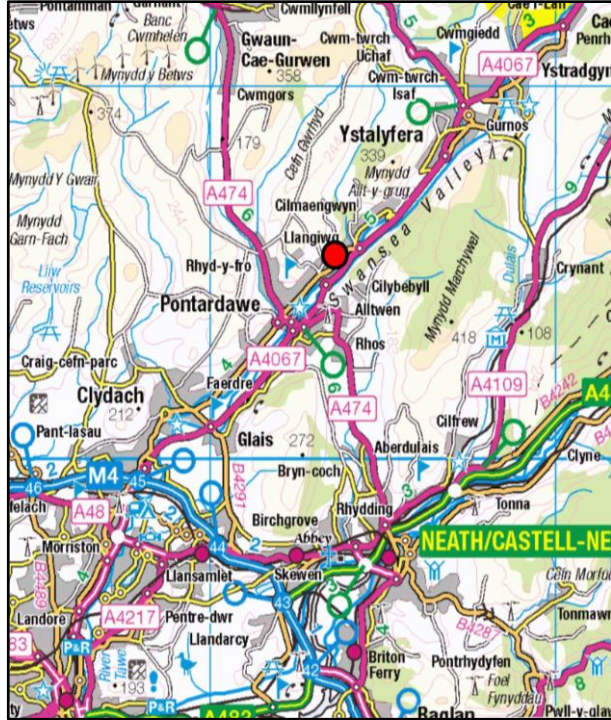
The property is offered for sale by Private Treaty.

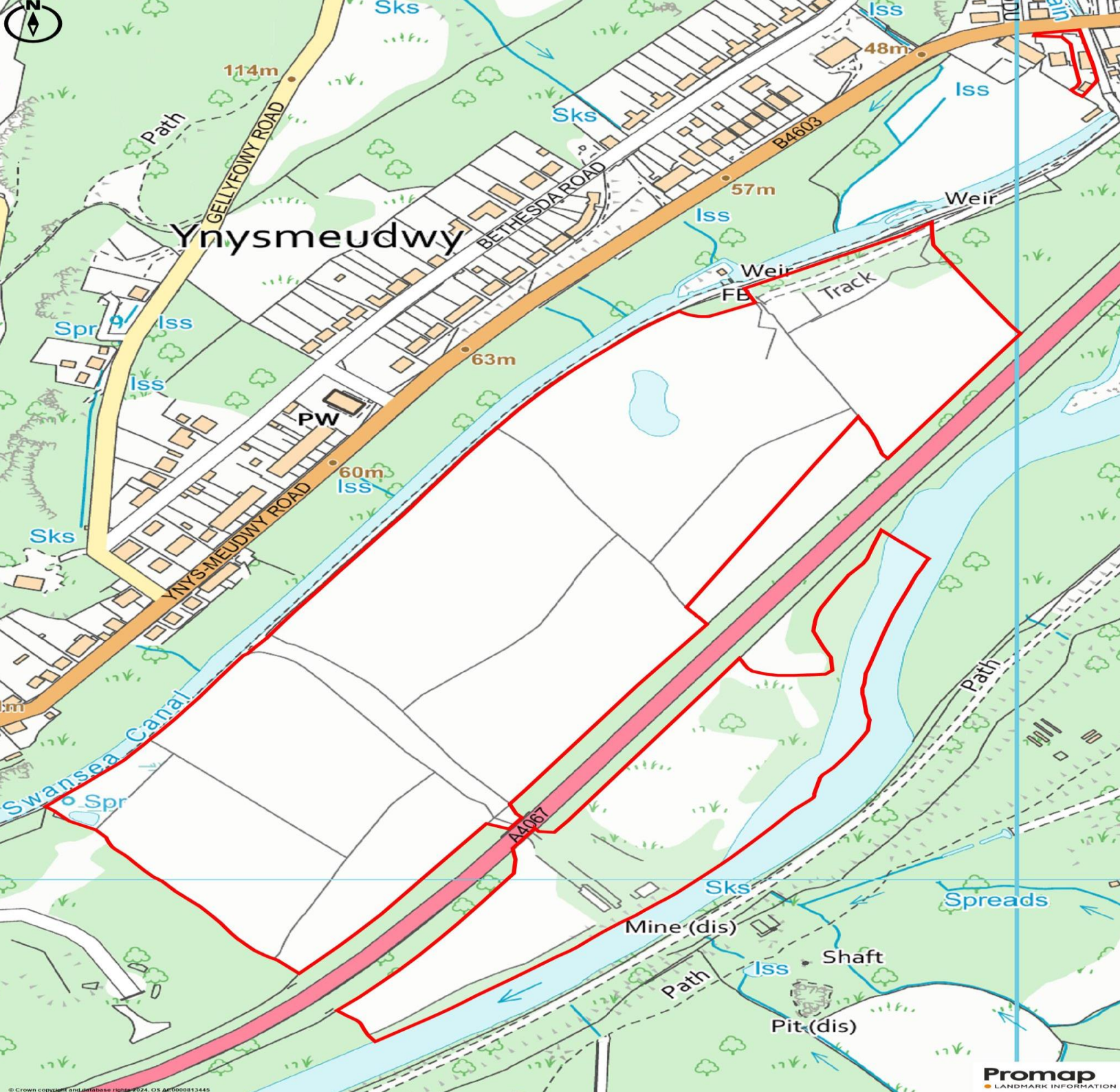
Directions

Postcode: SA8 4QJ

What3Words: [flatten.relocated.melts](https://www.what3words.com/)

The land is situated off Ynysmeudwy Road. Travel Northwards on the A4067 Pontardawe Bypass. Turn left at the Ynysmeudwy roundabout. Go across the next mini roundabout onto Ynysmeudwy Road, turn left into the lane adjoining 170 Ynysmeudwy Road.





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: Howell Edwards
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