

An aerial photograph showing a large, sloping field with rows of young evergreen trees. In the lower-left corner, there is a green soccer field with yellow goalposts. A road runs along the bottom edge of the field, with a white car parked on it. The surrounding area is a mix of trees and open land.

**hrt**

herbert r thomas

Approximately 2.41  
acres of land,  
Talbot Green,  
Pontyclun,  
CF72 9LE

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Approximately 2.41 acres  
of land,  
Land to the north east of  
Graiglwyd Farm,  
Talbot Green,  
Pontyclun,  
CF72 9LE

Guide Price: £75,000

- Approximately 2.41 acres of land, home to 3,500 Norway Spruce Christmas trees
- Guide Price: £75,000
- Picturesque location
- Range of trees from saplings to mature 20-foot trees



**Situation**

The land is conveniently situated just north east of Graiglwyd Farm, and to the north of the village of Talbot Green, with Llanharan located to the west. It is approximately 3.5 miles away from Junction 34 of the M4 Motorway. A short travelling distance from Talbot Green providing convenient amenities.

Please see the attached location plan.

**Description**

The land extends to approximately 2.41 acres and is currently home to 3,500 Norway Spruce Christmas trees at various growth stages. Ranging from saplings planted in 2023 to mature 20-foot trees ready for harvest, these evergreens offer a picturesque landscape and presents an excellent opportunity for future income. A mature hedgerow and stock-proof fencing mark the boundary.

**Access**

Access to the woodland is taken from 'Smilog Road.' The land does directly adjoin Smilog Road, according to the Rhondda Cynon Taff Interactive 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 does not benefit from any services. For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and National Grid.

**Tree Preservation Orders**

We are aware that the property does not include tree preservation orders. We would recommend potential purchasers should verify this with their solicitors.

**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.

**Boundaries**

The responsibility for boundary maintenance, are not known.

**Basic Payment Scheme**

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

**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.

**Tenure and Possession**

Freehold with Vacant Possession upon completion.

**Guide Price**

Guide Price - £75,000

**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.

**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.

**Method of Sale**

The property is offered for sale by Private Treaty.

For further details please contact:

Robert David

Tel 01446776397

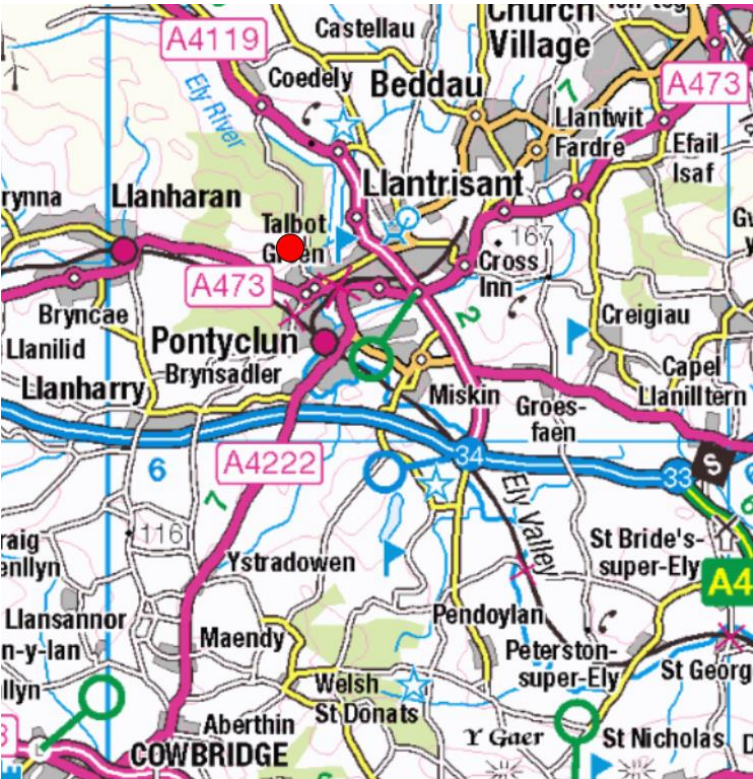
robertdavid@hrt.uk.com

**Directions**

Postcode: CF72 9LE

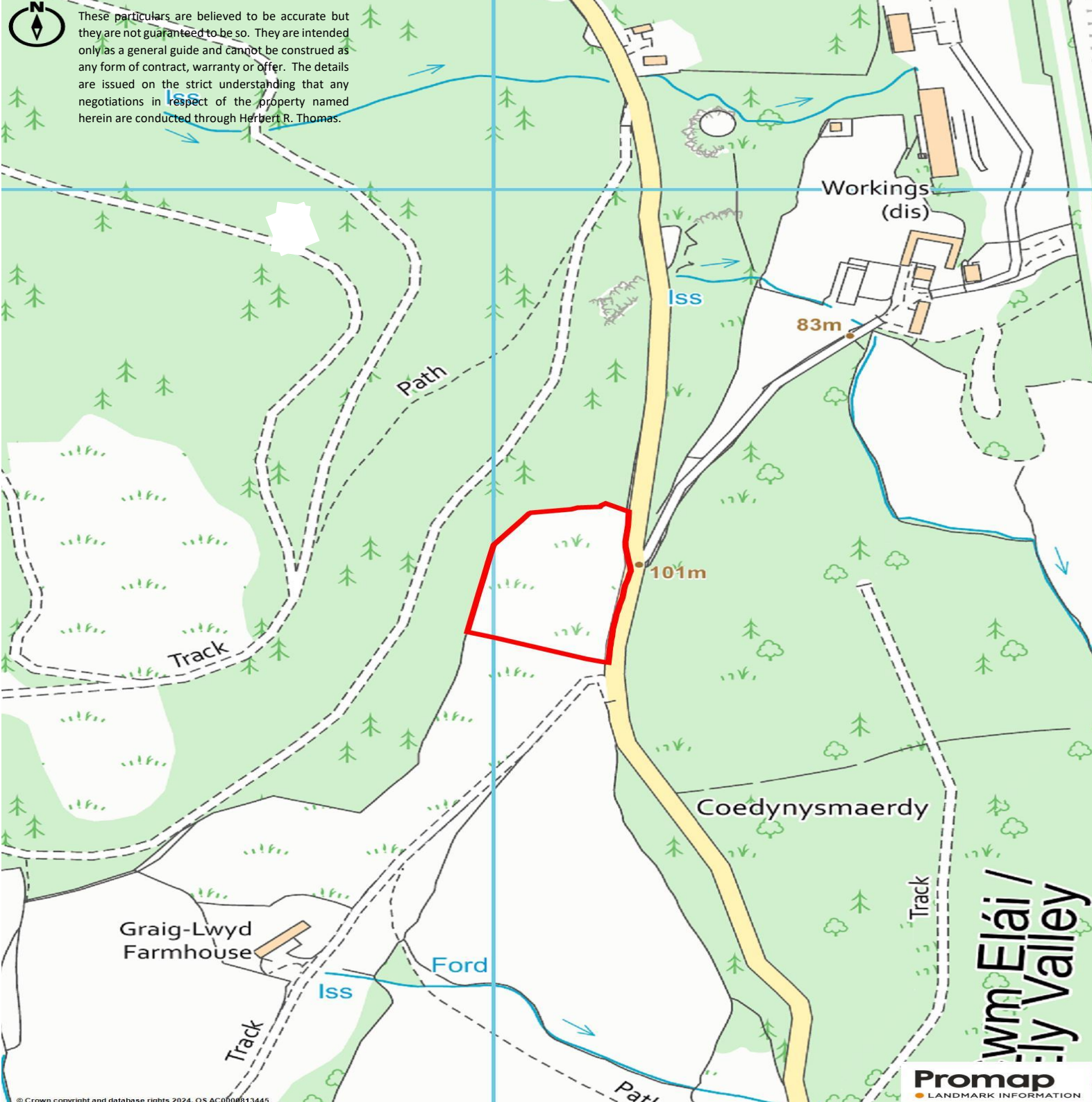
What3words: marbles.reworked.flasks

From Talbot Green, starting from Lanelay Hall, continue north along 'Smilog Road' for approximately 0.5 miles. You will find the property on your left-hand side.





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: Robert David  
Tel: 01446 776397  
E-mail: robertdavid@herbertthomas.co.uk

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