



hrt

herbert r thomas

Approximately 28.42 acres
of woodland

Ynysybwl

Pontypridd

CF37 3LY

hrt.uk.com

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of woodland
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By Private Treaty

Guide Price:
£125,000

- Approximately 28.42 acres of woodland
- Rural Location
- Unique opportunity
- For Sale by Private Treaty



Situation

The land is situated within close proximity of the village of Ynysybwl, Pontypridd. The land is situated in the county borough of Rhondda Cynon Taf, approximately 15 miles to the north-west of Cardiff, approximately 5 miles north of Pontypridd and approximately 16 miles south of Merthyr Tydfil.

Please see attached location plan.

Description

The property extends to approximately 28.42 acres of gently sloping woodland with a small area of pasture within. The woodland mostly comprises deciduous trees.

Access

Access to the land is via a tarmac driveway leading towards Tyla'r Fedw Farm.

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 mains services. The property does benefit from natural water via a stream.

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. The woodland does appear to be designated as Ancient Woodland.

Development Clawback

The property is sold subject to a 35 year Development Clawback. The permitted use will be Agricultural or Equestrian Use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 35% of the Development Value less the current use value.

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 public rights of way on the property.

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.

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

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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.

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.

Please contact Elliott Rees or Emily Flint

01446776395 / Elliottrees@hrt.uk.com

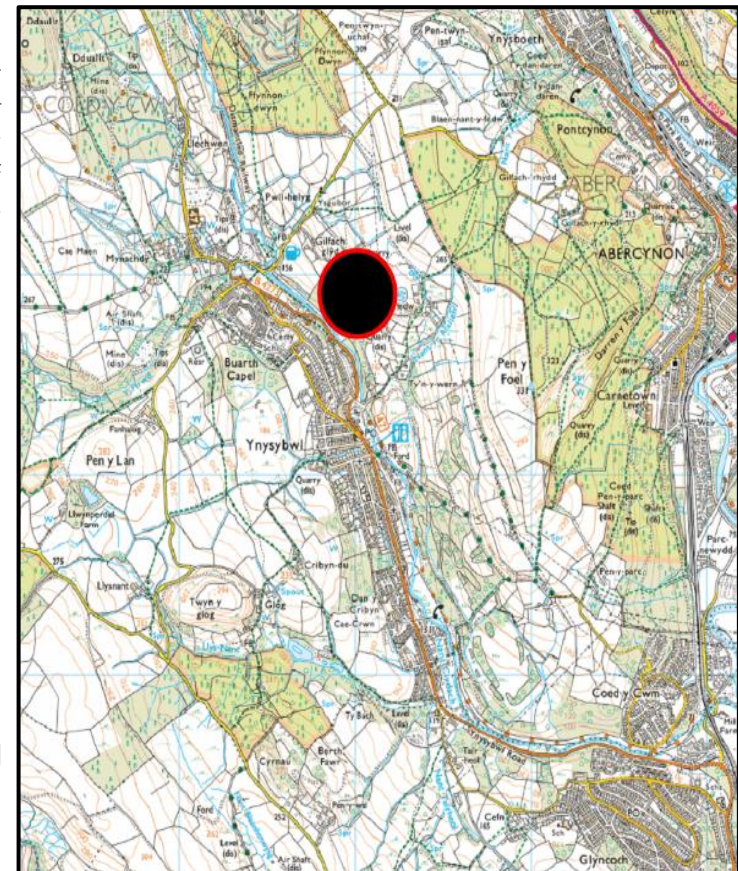
01446 776393 / Emilyflint@hrt.uk.com

Directions

Postcode: CF37 3LY

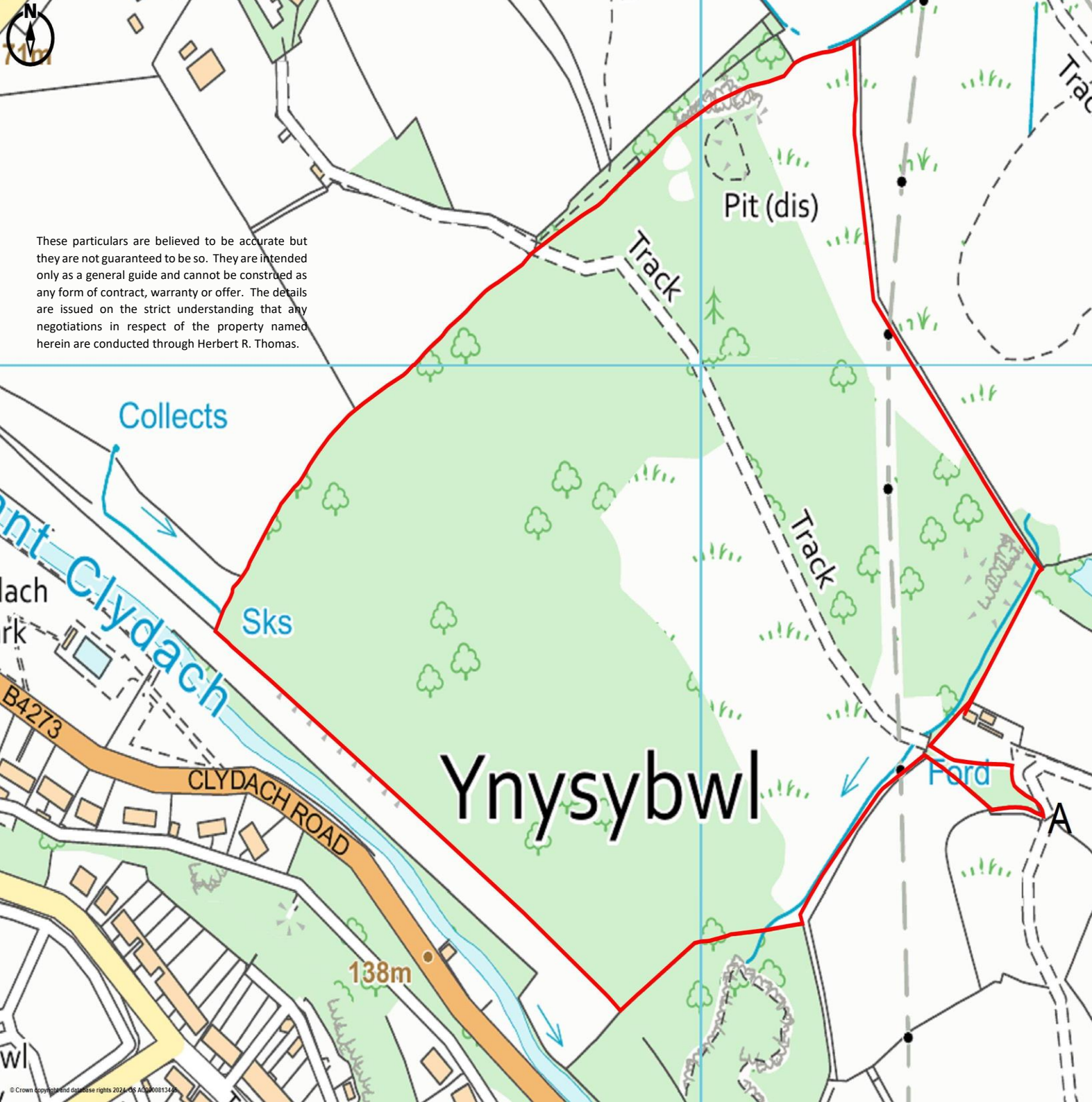
What3Words: focal.wound.resolves

Exit northbound off the A470 at Pontypridd and take the first exit at the roundabout. After a second set of traffic lights, turn right onto Ynysybwl Road, B4273. Travel along this road for approximately four miles, passing Glyn Street English Presbyterian Church on your left-hand side, take the next turning on your right. Follow the track which will lead to Tyla'r Fedw farm. The property shall appear on the left hand side before Tyla'r Fedw Farm.





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: Elliott Rees
Tel: 01446 776395
E-mail: ElliottRees@hrt.uk.com

Contact: Emily Flint
Tel: 01446 776393
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