



Approximately 25.89 acres

of Land

New Road

Gellinudd

Swansea

SA8 3DY

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herbert r thomas

Approximately 25.89 Acres of Land New Road Gellinudd Swansea SA8 3DY

Available as a Whole or in Three Lots

By Informal Tender

- Approximately 25.89 acres (10.48 hectares) of land.
- Rural Location
- Unique Opportunity
- Suitable for:
Agricultural and Equestrian Use
- Available as a Whole or In Three Lots
- Informal Tender
- Tender Deadline: Monday 19th August 2024 at 12 noon
- Development Potential (Subject to obtaining necessary planning permission)

Location

The land is situated on the eastern edge of Pontardawe which lies approximately 9 miles north of Swansea City Centre and within close proximity of J45 of the M4 and Neath.

Description

The land at Gellinudd comprises approximately 25.89 acres (10.48 hectares) of land as outlined in red on the site plan. The land is situated within several enclosures and benefits from direct access onto New Road.

A large proportion of the property situated to the west of the two properties at Ty'n-y-Graig (shown as part blue and part green) comprises overgrown/scrubland being Open Access Land dedicated under the Countryside Rights of Way Act 2000 (further information about Open Access Land can be obtained from Natural Resources Wales). A further two enclosures are situated within with the centre of property comprising gently sloping pastureland suitable for grazing and mowing purposes with potential considered for agricultural, equestrian and amenity use. The remainder being level wet/rush land which adjoins New Road.

The land offers biodiversity and potential access to public money for public goods schemes. Some of the boundaries benefit from livestock fencing but generally require Improvements.

Part of the property being enclosure number 6190 on the Plan adjoining New Road (which is red on the plan) has been submitted as a candidate site within Neath Port Talbot Local Development Plan. A ground condition desktop review has been conducted. Copies of the candidate submission statement and the ground conditions desk top review are available from Gabb and Co of Old Bank House, Beaufort Street, Crickhowell, Powys NP8 1AD or email david.lloyd@gabb.co.uk.

The land includes a hardcore track which provides access for two residential properties. Buyers should be aware that the properties benefit from a right of way access over the track.

Lotting

The land is available in 3 lots as shown on the plan.
Lot 1 (Coloured Red): Approximately 5.06 acres
Lot 2 (Coloured Green): Approximately 9.30 acres
Lot 3 (Coloured Blue): Approximately 11.53 acres

Lot 1:

Approximately 5.06 acres of pastureland/grazing land, woodland and overgrown/scrubland as coloured in red on the plan.

Part of the property being enclosure number 6190 on the Plan has been submitted as a candidate site within Neath Port Talbot Local Development Plan. A ground condition desktop review has been conducted. Copies of the candidate submission statement and the ground conditions desk top review are available from Gabb and Co of Old Bank House, Beaufort Street, Crickhowell, Powys NP8 1AD or email david.lloyd@gabb.co.uk.

Lot 2:

Approximately 9.30 acres of permanent pasture and overgrown/scrubland as coloured in green on the plan. The land to the east of the property comprises gently sloping permanent pasture suitable for grazing and mowing purposes. The remaining land to the west of Ty'n-y-Graig Uchaf comprising overgrown/scrubland being Open Access land.

Lot 3:

Approximately 11.53 acres of permanent pasture, woodland and overgrown/scrubland as coloured in blue on the plan. The land to the east of the property comprises gently sloping permanent pasture suitable for grazing and mowing purposes. The remaining land to the west of Ty'n-y-Graig Ganol comprising overgrown/scrubland being Open Access land.

Access

Access to each lot is each marked 'A' on the plan.

Lot 1 - Access is available directly off New Road.
Lot 2 - The property shall benefit from a right of way coloured brown over Lot 1 and Lot 3 on the enclosed plan.
Lot 3 - The property shall benefit from a right of way coloured brown over Lot 1 on the enclosed plan. Lot 3 also benefits from pedestrian access via Graig Road.

The hardcore track is subject to existing vehicular rights of way over the track in favour of two residential properties.

Method of Sale

The property is offered for sale, as a whole or in three lots by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: - Monday 19th August at 12 noon.

Please contact Elliott Rees for a tender form
[01446 776395/](tel:01446776395) elliottrees@hrt.uk.com

Development Clawback

The land is sold subject to a 40-year Development Clawback Arrangement. 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 40% of the Development Value less the current use value.

Services

Lot 2 & 3 currently benefit from mains water. In the event these lots are sold separately; new connections and water meters will be required.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining an individual metered mains water supply. For further information, prospective purchasers are able to make their own enquiries with National Grid.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

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 or the ownership thereof.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves

whether referred to or not in these particulars. There are two public rights of way crossing the land.

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.

VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Tree Preservation Orders

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

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.

Guide Price

As a Whole: (Outlined in Red): Approximately 25.89 acres

Lot 1 (Coloured Red): Approximately 5.06 acres - Guide Price: £50,000 - £90,000

Lot 2 (Coloured Green): Approximately 9.30 acres - Guide Price: £45,000 - £75,000

Lot 3 (Coloured Blue): Approximately 11.53 acres - Guide Price: £45,000 - £75,000

Tenure & Possession

Freehold with Vacant Possession on Completion.

Health and Safety

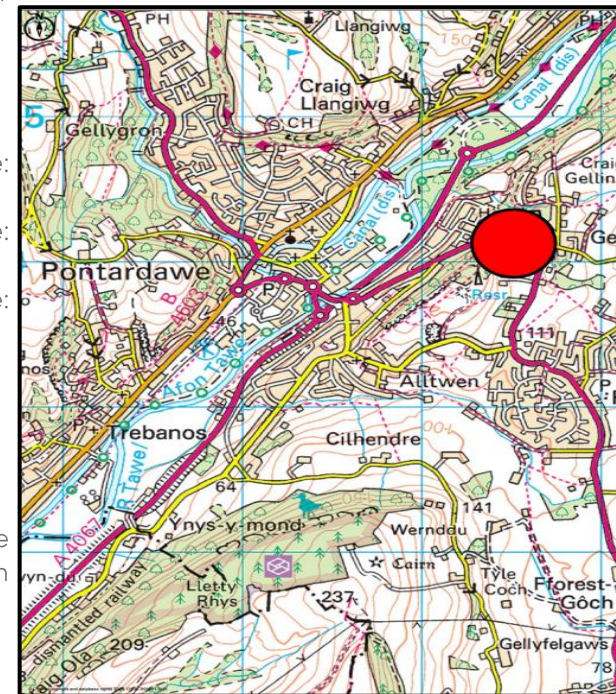
Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Directions

Postcode: SA8 3DY

What Three Words: rarely.affirming.magnets

From M4 Junction 43 take the exit A465 towards Neath. After approximately 1.4 miles take the A474 exit towards Pontardawe. Continue along the A474, at the roundabout take the third exit onto Neath Abbey Road. At the next two roundabouts take the first exits leading onto Penywern Road. Continue on Penywern Road/A474 for approximately 3.2 miles. Continue through Rhos towards Gellinudd. The property will appear on your left-hand side opposite Meadow Garage.





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

hrt.uk.com

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.

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herbert r thomas

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Gellinudd, Neath Port Talbot

SCALE : 1 : 2500 @ A4
 DATE : 10/07/2024



MAP FILENAME : Gellinudd, Neath Port Talbot.mpd

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0 150m

SN7304
 SN7303

- Lot 1 (5.06 ac)
- Lot 2 (9.30 ac)
- Lot 3 (11.53 ac)

