



hrt

herbert r thomas

Approximately
67.84 acres of Land

Croesbychan

Aberdare

CF44 0EJ

hrt.uk.com

Approximately 67.84 acres
of Agricultural Land
Croesbychan
Aberdare
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By Private Treaty

Guide Price:
£270,000

- Approximately 67.84 acres of Land
- Rural Location
- Suitable for agricultural, equestrian and amenity use
- For Sale by Private Treaty
- Field Shelter



Situation

The land is situated on the edge of Penywaun and is a short travelling distance from Aberdare providing convenient amenities. Please see the attached location plan.

Description

The property extends to approximately 67.84 acres of gently sloping pastureland, rough grazing and woodland as edged red on the attached site plan. The land is suitable for grazing purposes with potential considered for agricultural, equestrian and amenity use.

A large proportion of the property is suitable grazing and mowing purposes. The majority of the external boundaries appear stockproof comprising livestock fencing.

The property benefits from a field shelter. 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.

Access

Access to the land is from a right of way via Gelli Tarw Farm. The right of way continues via the underpass of the railway track. The right of way is coloured brown on the enclosed site plan.

Due to the current A465 works, vehicular access will need to be taken via the footpath to Gelli Tarw 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. Please note, the right of way on the plan will change due to the current A465 works.

Services

The land presently benefits from natural water. The property adjoins Afon Cynon river.

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

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. The property includes two public rights of way.

Development Clawback

The land is sold subject to a 40-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.

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

Freehold with Vacant Possession upon completion.

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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.

NB: There are currently horses on the land.

Method of Sale

The property is offered for sale by Private Treaty.

Please contact Elliott Rees for further information 01446 776395 / Elliottrees@hrt.uk.com

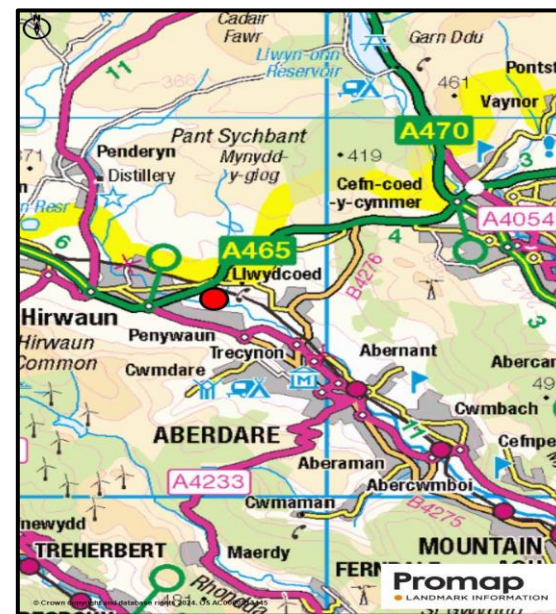
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

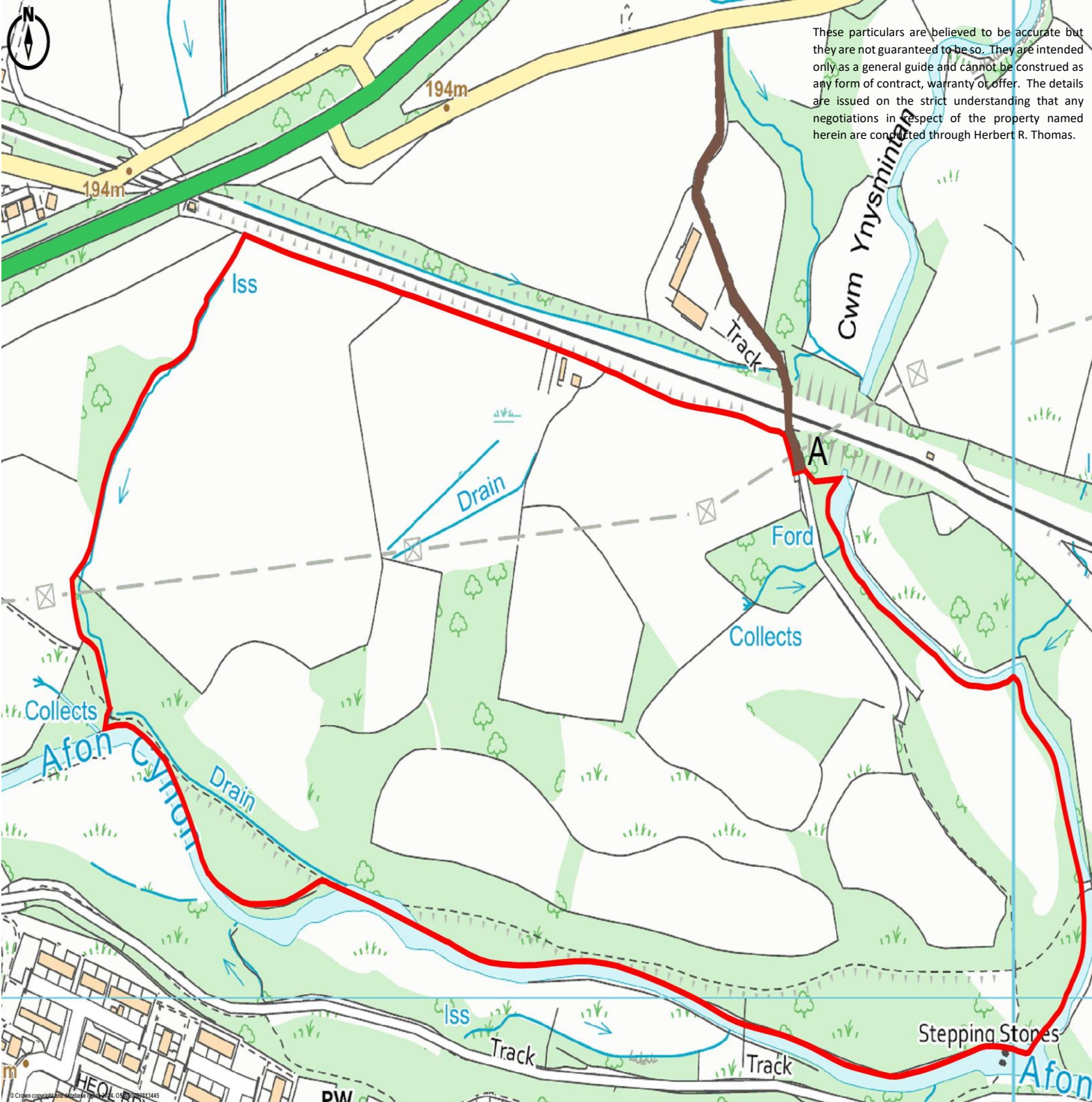
Directions

Postcode: CF44 0EJ

From Cowbridge Town Centre, head east on Highstreet for 0.5 miles and turn left at the traffic lights onto A4222. Continue for 6.7 miles, then turn right at lights onto A473. Continue east for about 5.5 miles Take the 2nd turning at the roundabout for A470. Continue along A470 heading north for approximately 14.90 miles. At the Roundabout (Trago Mills) take the 1st exit onto Swansea Road. Continue on this road and merge onto the A465. Continue on the A465 for 2.1 miles before taking the first exit. At the next roundabout take the exit sign posted for Gelli Tarw. Continue onto Gelli Tarw drive and the property shall appear in front of you.

What3Words: burying.plums.searcher





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

hrt.uk.com



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