



Approximately 2.07
acres of Land

Trebanog Road

Porth

RCT

CF39 9EW

hrt.uk.com



Approximately 2.07 acres
of Agricultural Land
Trebanog
Porth
CF39 9EW

By Private Treaty

Guide Price:
£25,000

- Approximately 2.07 acres of Land
- Rural Location
- Development Potential (Subject to Planning)
- For Sale by Private Treaty



Situation

The land is situated directly to the north of Trebanog. The land is a short travelling distance from Tonyrefail and Porth providing convenient amenities as well as good transport links. Please see the attached location plan.

Description

The property extends to approximately 2.07 acres of gently sloping or steep pasture land as edged red on the attached site plan.

The land is suitable for grazing purposes with potential considered for agricultural, equestrian and amenity use. The land is not currently stockproof. The land does have small areas of Japanese Knotweed.

The land also benefits from a natural water supply. The property may offer development potential subject to any necessary planning consent.

Access

Access to the land is from A4233 Trebanog Road. There is additional access via a bridleway.

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 benefits from a natural water supply.

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. A bridleway adjoins the edge of the property.

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 20% 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.

Method of Sale

The property is offered for sale by Private Treaty.

Please contact Elliott Rees for more information

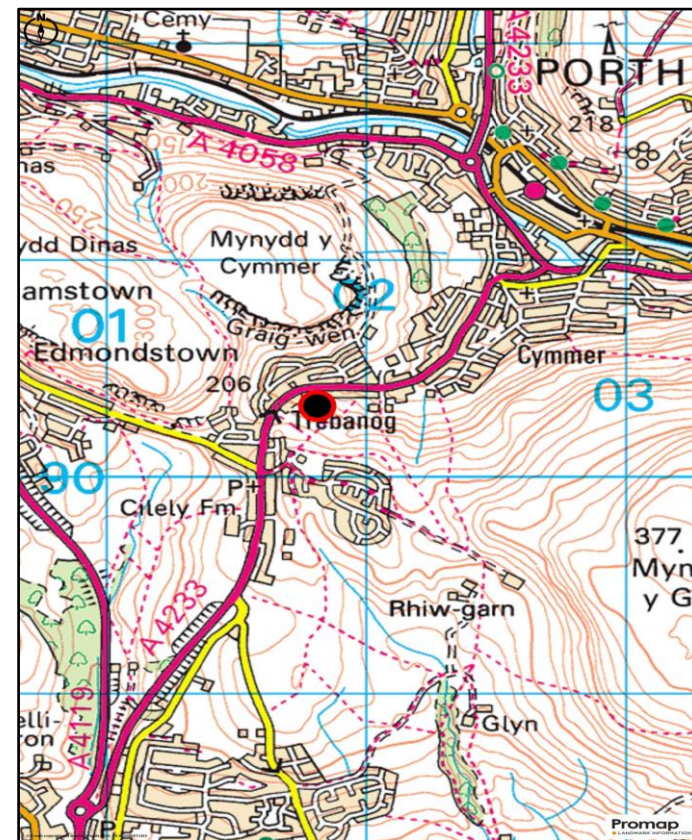
01446 776395 / Elliottrees@hrt.uk.com

Directions

Postcode: CF39 9EW

What3Words: keys.skimmers.nails

From Tonyrefail take the A4233 north towards Porth. Continue through Trebanog and the land is located on your right-hand side with a H R Thomas For Sale sign.





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

hrt
herbert r thomas

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 ^{Track} the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

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