



hrt
herbert r thomas

Approximately
0.108 acres of
Woodland

Glannant Row
Bettws
Bridgend
CF32 8UB

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of woodland
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By Private Treaty

Guide Price:
£35,000

- Approximately 0.108 acres of woodland
- Development Potential (Subject to Planning)
- Rural Location
- Unique opportunity
- For Sale by Private Treaty



Situation

The land is situated directly to the north of Shwt. The land is a short travelling distance from Bettws, Tondy & Aberkenfig providing convenient amenities as well as good transport links. Please see the attached location plan.

Description

The property extends to approximately 0.108 acres or thereabouts as edged red on the attached site plan. The property is amenity woodland ideally situated on the edge of Shwt.

The property being a former welfare hall which may offer development potential subject to any necessary planning consent.

Access

Access to the land is from a gate off Glannant Road.

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

We are informed by the vendor that the property comprises the former welfare hall. We are informed that the property would have been formerly connected to water, electric and drainage services. However, we are unaware if these are currently connected or in use.

We would suggest that any prospective purchasers 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.

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

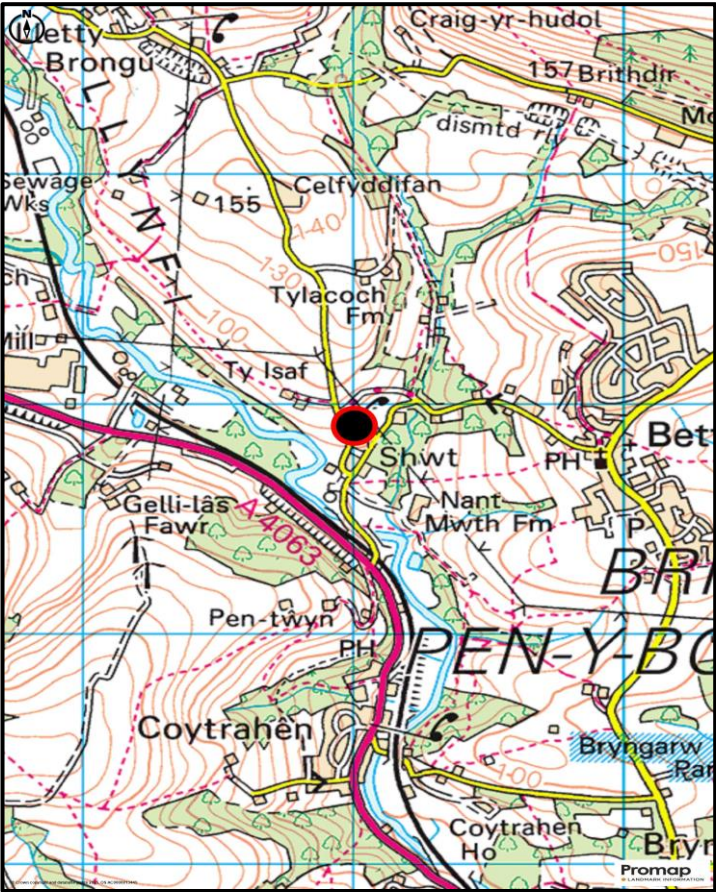
01446 776395 / Elliottrees@hrt.uk.com

Directions

Postcode: CF32 8UD

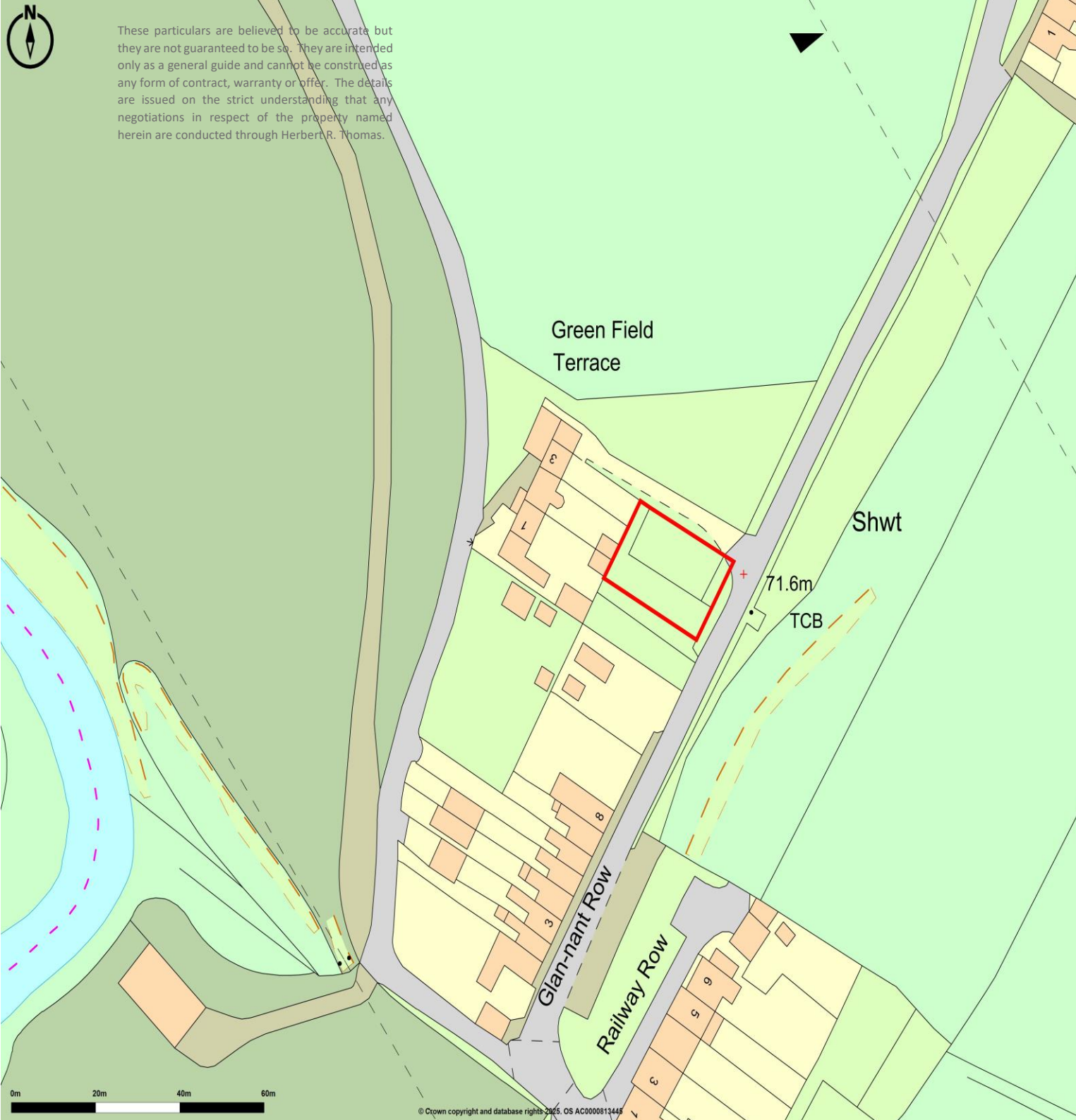
What3Words: peroxide.anchovies.bands

From Bridgend, head north on A4063 towards Maesteg. After traveling via Coytrahen, take the next right hand following signpost for Shwt/Bettws. Follow onto Glannant Road for 0.3 miles and the property will appear on your left hand side with a H R Thomas For Sale sign.





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

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