



**hrt**

herbert r thomas

Approximately 37.84  
Acres of Land  
Ceulan Stud  
Hensol Road  
Hensol  
Pontyclun  
CF72 8JU  
[hrt.uk.com](http://hrt.uk.com)

Lot 1



Approximately 37.84  
acres of Agricultural Land  
Ceulan Stud  
Hensol Road  
Hensol  
Pontyclun  
CF72 8JU

By Private Treaty, available as  
a whole or In two lots.

As a whole: £280,000

Lot 1 (Blue)  
Approx. 20.88 acres – £180,000

Lot 2 (Red)  
Approx. 16.96 acres – £120,000

- Approximately 37.84  
acres of Land
- Rural Location
- Suitable for grazing  
and mowing purposes
- Available as a whole or  
in two lots





**Situation**

The land is situated on the edge of Miskin which is approximately 3 miles northeast of Cowbridge and approximately 10 miles west of Cardiff. Please see the attached location plan.

**Description**

The land comprises of approximately 37.84 acres of good quality pasture land. The land is classified as Grade 2 and 3a Land on the Agricultural Land Classification Series. The land has received little herbicides and chemical fertilizer and benefits from a rich diversity of flora and good shelter from thick well maintained hedges.

**Lot 1**

Lot 1 comprises of approximately 20.88 acres of gently sloping pasture land, benefiting from traditional post, rylock with a single strand of barbed wire around field boundaries. The land also benefits from mains water supply serviced via water troughs.

**Lot 2**

Lot 2 comprises of approximately 16.96 acres of gently sloping pasture land, benefiting from traditional post, rylock with a single strand of barbed wire around field boundaries. The land also benefits from mains water supply serviced via water troughs, whilst natural water supply from the River Ely and a natural spring.

**Access**

Access to the land via a single track which adjoins the public highway.

**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 understand the land benefits from mains water and 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.

**Development Clawback**

The land is sold without any development clawbacks.

**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.

**Guide Price**

As a whole  
approx. 37.84 acres – £280,000

**Lot 1 (Blue)**

Approx. 20.88 acres – £180,000

**Lot 2 (Red)**

Approx. 16.96 acres – £120,000

**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

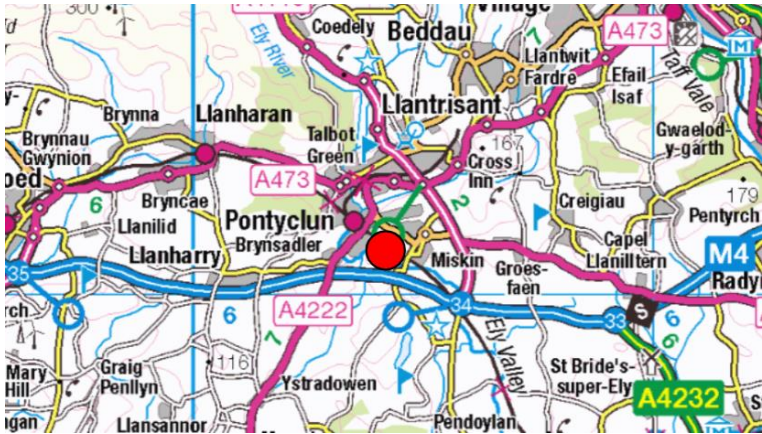
**Contact**

Please contact Robert David MRICS FAAV for more information  
01446 776397 / [robertdavid@hrt.uk.com](mailto:robertdavid@hrt.uk.com)

**Directions**

Postcode CF72 8JU  
What three words :- ///stew.extensive.term

From The Miskin Arms in Miskin, Turn left at the monument heading towards Hensol. Passing over the railway bridge and pass the Scout hall, continue for 200 yards up the hill, taking a right turn at the brow of the hill. Follow the single track lane, continuing straight where the land narrows. Look out for the Herbert R Thomas Sale Board on your left-hand side.





## 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: Robert David MRICS FAAV  
Tel: 01446 772911 (Option 3)  
E-mail: [robertdavid@hrt.uk.com](mailto:robertdavid@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

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