



hrt

herbert r thomas

Approximately 37.84

Acres of Land

Ceulan Stud

Hensol Road

Hensol

Pontyclun

CF72 8JU

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

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.



