



Approximately 27.91 acres of Land  
Formerly Part of The Haywain  
St Mary Church  
Cowbridge  
CF71 7LT  
[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

**Approximately 27.91 Acres of Land  
Formerly Part of The Haywain  
St Mary Church  
Cowbridge  
CF71 7LT**

**Available as a Whole or in Three Lots**

**By Informal Tender**

**Lot 1: Approximately 5.11 acres**

**Lot 2: Approximately 6.25 acres**

**Lot 3: Approximately 16.55 acres**

- Approximately 27.91 acres (11.29 hectares) of land
- Rural Location
- Unique Opportunity
- Suitable for:  
Agricultural and Equestrian Use
- Available as a Whole or in  
Three Lots
- Well-connected to the local  
amenities and transport links.
- Tender deadline closes - Friday  
25th April 2025 at 12 Noon

**Location**

The land is situated to the southeast edge of Cowbridge which lies approximately 9 miles west of Cardiff and within close proximity of Junction 33 of the M4.

**Description**

The property comprises approximately 27.91 acres (11.29 hectares) of land as outlined in red on the site plan. The land is situated within three enclosures and benefits from two access gateways. The land is not currently fenced.

**Lotting**

The land is available in three lots as shown on the plan.

Lot 1: Approximately 5.11 acres (2.06 hectares)

Lot 2: Approximately 6.25 acres (2.53 hectares)

Lot 3: Approximately 16.55 acres (6.69 hectares)

**Lot 1:**

The land extents to approximately 5.11 acres of good quality arable land as hatched green on the plan.

The land has been used for arable cropping but is currently left to fallow. Access to the land is via a right of way marked brown through Lot 2. The external boundaries benefit from mature hedgerows.

The land is suitable for arable, mowing and grazing purposes. The property does not appear stockproof. The property may offer potential for agricultural, equestrian and amenity use.

**Lot 2:**

The land extents to approximately 6.25 acres of good quality arable land as hatched blue on the plan.

The land has been used for arable cropping but is currently left to fallow. The external boundaries benefit from mature hedgerows.

The land is suitable for arable, mowing and grazing purposes. The property does not appear stockproof. The property may offer potential for agricultural, equestrian and amenity use.

**Lot 3:**

The land extents to approximately 16.55 acres of good quality arable and pastureland as hatched orange on the plan.

The land has been used for arable cropping but is currently left to fallow. Part of the land is currently permanent pasture. The external boundaries benefit from mature hedgerows.

The land is suitable for arable, mowing and grazing purposes. The property does not appear stockproof. The property may offer potential for agricultural, equestrian and amenity use.

**Basic Payment Scheme**

The entitlements are excluded from the sale.

**Access**

Access to each lot is each marked 'A' on the plan.

Lot 1 – Access is via a right of way marked brown through Lot 2.  
Lot 2 – Access is available directly off St Athan Road  
Lot 3 – Access is available directly off an unnamed road.

**Method of Sale**

The property is offered for sale, as a whole or in three lots by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: - Friday 25<sup>th</sup> April 2025 at 12 Noon.

Please contact Elliott Rees for a tender form.

[01446 776395](tel:01446776395)/ [elliottrees@hrt.uk.com](mailto:elliottrees@hrt.uk.com)

**Development Clawback**

Lot 1 (hatched green on the plan) is sold subject to a 50-year Development Clawback Arrangement. 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 40% of the Development Value less the current use value.

**Services**

The land does not currently benefit from mains water.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining an individual mains water supply. For further information on an electricity supply, prospective purchasers are able to make their own enquiries with National Grid.

## Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

## 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 or the ownership thereof.

In the event that the land is sold in individual lots, the buyers of Lot 1 and Lot 2 (Green and Blue) shall be responsible to erect a stock proof fence indicated by the inward facing "T" marks on the plan.

The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundary indicated by the inward facing "T" marks on the plan.

## Sporting, Timber & Minerals

The sporting rights and timber are included within the freehold in so far as they are owned. The mines and mineral rights are excepted from the land.

## Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

## Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

## VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

## Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## Guide Price

As a Whole: (Outlined in Red): Approximately 27.91 acres (11.29 hectares) Guide Price: £390,000 - £520,000

The land is available in 3 lots as shown on the plan.

**Lot 1:** Approximately 5.11 acres (2.06 hectares) Guide Price: £90,000 - £125,000

**Lot 2:** Approximately 6.25 acres (2.53 hectares) Guide Price: £110,000 - £150,000

**Lot 3:** Approximately 16.55 acres (6.69 hectares) Guide Price: £190,000 - £245,000

## Tenure & Possession

Freehold with Vacant Possession on Completion.

## 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.

## Tree Preservation Orders

We are not aware of any tree preservation orders. We would recommend potential purchasers should verify this with their solicitors.

## Viewing Arrangements

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

## Directions

Postcode: CF71 7LT

What Three Words: ///twinkled.unguarded.junior

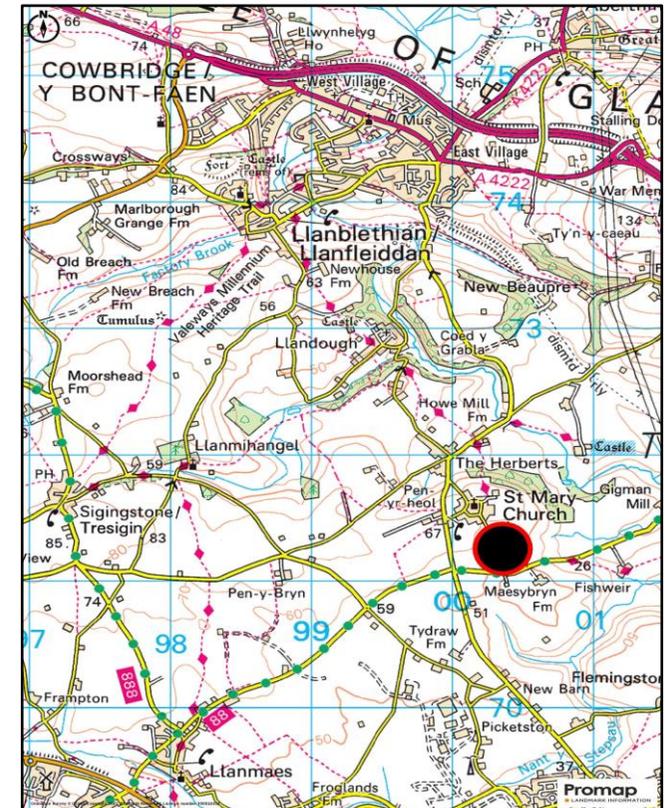
From Cowbridge Head east onto A4222. At traffic lights, turn right onto St Athan Road. Continue on St Athan Road for approximately 2.2 miles passing through The Herberts. The property will appear on the left-hand side with a H R Thomas For Sale Sign.

**For further information please contact:**

Contact: Elliott Rees

Tel: 01446 776395

E-mail: [elliottrees@hrt.uk.com](mailto:elliottrees@hrt.uk.com)







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66.4m

Cottage

Cae 10

Akaroa

60.7m

57.3m

The Haywain

Haywain Farm

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Tank

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.

51.2m

56.1m

GP

0m 30m 60m 90m