



Equestrian Property
1.69 Acres of land
and stables

Heol Y Cawl Lane
Tonteg
Pontypridd
CF38 1SR

hrt.uk.com



Equestrian Property comprising 1.69 Acres of Permanent Pasture, 6 Stables, Tack Room, Feed and Storage area plus a Field Shelter.

By Private Treaty

Guide Price
£250,000

- Approximately 1.69 Acres of Pastureland
- Purpose built stable block
- Six 14' x 14' stables
- Field shelter
- CCTV on site
- Unique opportunity



Location

The property is situated in a convenient location on the edge of Tonteg, north of Church Village. The property has excellent transport links along the A470, A4054 and the A473, providing easy access to event centres and the M4 corridor. Please see location plan.

Description

A rare opportunity to purchase a wonderful equestrian property, extending to 1.69 acres of pastureland.

The property comprises a substantial stable block with 6 large stables 14’ x 14’ each, tack room, feed and storage area, toilet, plus a Field Shelter.

The Land

The permanent pasture is suitable for the grazing of livestock or horses, being fenced with wooden post plus a mature roadside hedge. It is considered that the land is ideally suitable for the grazing of livestock or mowing of fodder crops or equestrian use with extensive riding available in the locality.

There is additional land available by separate negotiation.

There is a 20m x 40m ménage comprising a sand and rubber surface available to use/rent by separate negotiation.

The Stables

The Purpose-built stable block (22m x 12m) constructed during 2021 comprising:

- 6 stables (14ft x 14ft) – Individual Automatic Water Drinkers
- Tack Room
- Feed/storage area with roller shutter door
- Toilet

The stables are in an immaculate condition, with all fittings included in the sale.

Access

Access to the property marked ‘A’ on the plan.

Plan

The plan attached to these particulars is shown for identification purposes only and whilst every care has been taken, their contents cannot be guaranteed.

Services

The property benefits from its own mains water supply.

The property benefits from an electricity supply. This supply is connected to the adjoining property. In the event the property is sold, the vendor will install a sub meter on their retained property. Buyer will be responsible for the electricity supply.

The toilet is not connected to any storage facilities.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and National Grid. Any interested parties are advised to satisfy themselves as to the reliability of any services at the property.

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. Outward facing “T” marks on the plan identify boundary responsibilities of adjoining owners.

Wayleaves/Easements/Rights of Way

The land is subject to, and with the benefit of all rights, including: rights of way, whether public or private, light, 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. There are no footpaths crossing the property.

There are two septic tanks on the land for two adjoining residential properties.

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

£250,000

Health and Safety

Given the potential hazards of rural 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

Elliottrees@hrt.uk.com

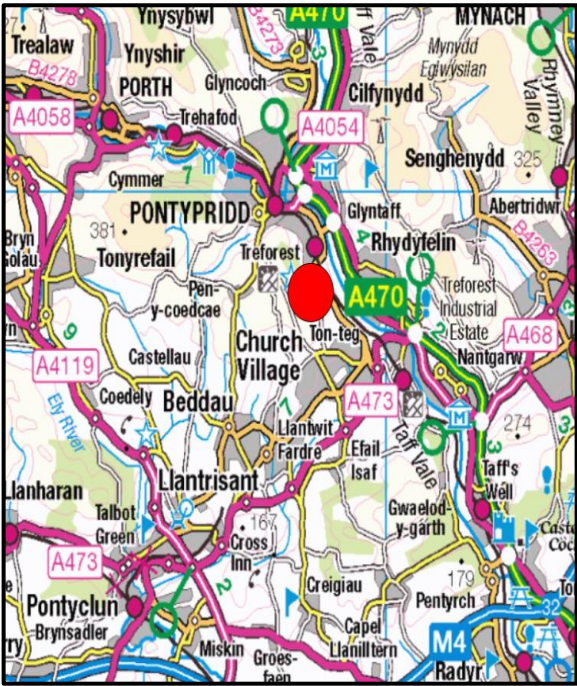
01446 776395

Directions

Postcode: CF38 1SR

What3words: ///much.bandstand.elephant

From A470 heading north, take the Treforest exit leading onto A473. At the roundabout take the third exit onto Main Road. At the traffic lights turn left onto Tonteg Road. Continue on Tonteg Road and straight onto Church Road. Continue on Church Road for 0.6 miles before turning right. Continue on this road for 1 mile when the property will appear on your left hand side with a Herbert R Thomas sale sign.





Viewing Arrangements:

Viewing strictly by appointment only. Interested parties must contact the Seller's Agents to arrange an inspection of the land.

Contact: Elliott Rees

Tel: 01446 776395

Email: elliottrees@hrt.uk.com

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911 (Option 3)
agri@hrt.uk.com

hrt Est. 1926



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.



0m 20m 40m 60m