



Approximately 1.69
Acres of Woodland
Rte des Alpes Road
Pentyrch
Cardiff
CF15 9HS
hrt.uk.com



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By Private Treaty

Guide Price - £40,000

- Approximately 1.69 acres of woodland
- Pond and storage facilities
- Near Pentyrch village
- Rural location
- Native and Non-Native Species
- Dilapidated stone ruins



Situation

The land is situated to the north of Pentyrch village on Rte des Alpes Road. A short travelling distance from Radyr and Tongwynlais providing convenient amenities as well as good transport links to Junction 32 of the M4 motorway. Please see the attached location plan.

Description

The property extends to approximately 1.69 acres of sloping land and woodland with high amenity value. The property comprises remains of several dilapidated stone ruins and benefits from stockproof fencing.

The woodland includes a variety of non-native and native trees and benefits from an idyllic pond, storage area and currently has a small area with chickens. The chickens and pen are available by separate negotiation.

We are aware that some of the woodland does include Tree Preservation Orders and is situated within a Local Nature Conservation Area.

Access

Access to the property is taken from Rte des Alpes Road. The property benefits from a galvanised gate.

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

There is natural water available via a pond. The property does not benefit from any mains services. For further information, prospective purchasers are to make their own enquiries direct with Dwr Cymru Welsh Water.

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.

Development Clawback

The land will be sold subject to a 35-year Development Clawback. The earlier of the implementation of a Planning permission for residential purposes or the sale of the land with the benefit of a planning permission for residential purposes will trigger the clawback at a rate of 30% of the Development Value less the existing 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 or the ownership. The responsibility for boundary maintenance, are not known.

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.

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.

Guide Price

The guide price is £40,000.

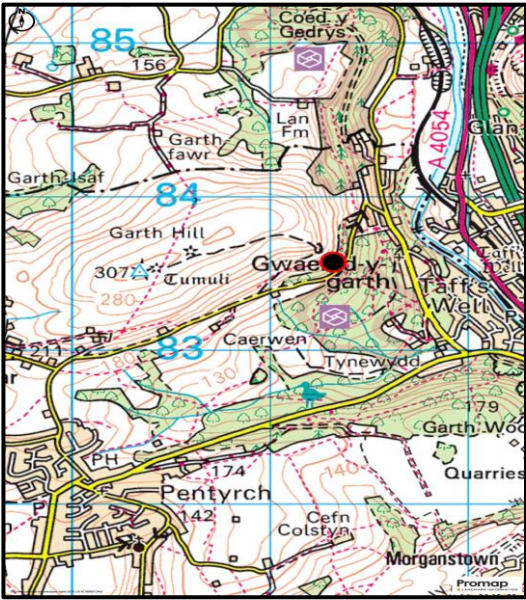
Method of Sale

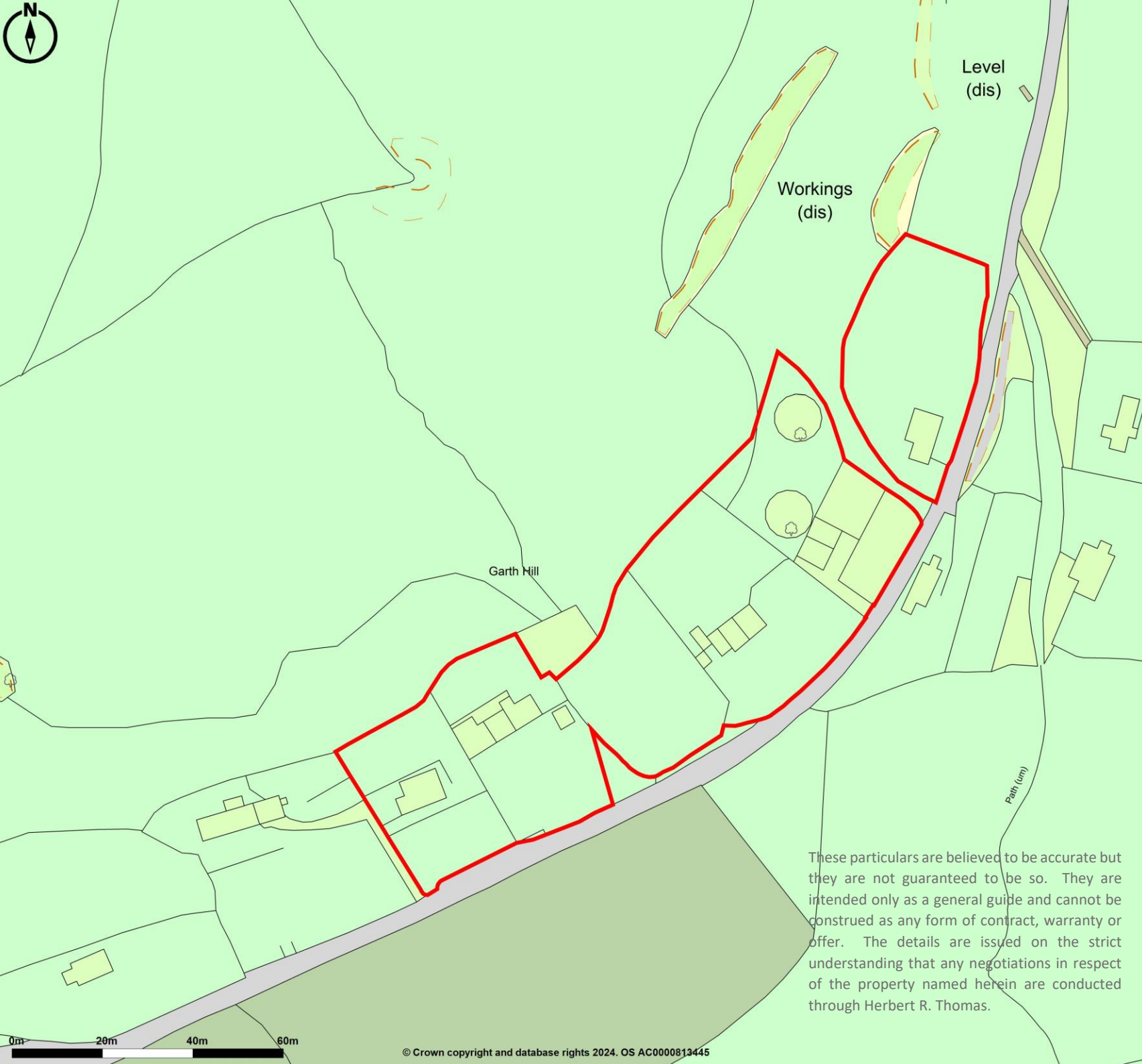
The property is offered for sale by Private Treaty.

Directions

What Three Words: [twist.design.income](#)
Postcode: CF15 9HS

From J34 of the M4, head north along the A4119. At the traffic lights, turn right continuing on the A4119 towards Groesfaen. Continue on the A4119 for approximately 2.1 miles and take a left-hand turn onto Cardiff Road. After 315ft take a right-hand turn, towards Pentyrch. Continue on this road for 1.1 miles and continue onto Bronllwyn Road and then Temperance Road. As the road bends right continue straight onto Mountain Road and continue for 0.5 miles and take a right-hand turn onto Rte des Alpes road. After 0.9 miles, the land will appear on the left hand side of the road.





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 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

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hrt
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