

**hrt**  
herbert r thomas

Approximately  
3.495 Acres of Land  
Aberthin  
Vale of Glamorgan  
CF71 7EN

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





Approximately 3.495 Acres  
of Pasture Land

By Informal Tender

Guide Price: £70,000 -  
£100,000

- Approximately 3.495 Acres of Pasture Land
- Unique opportunity
- Outskirts of Aberthin Village
- Rural Location
- Sale by Informal Tender
- Tender Deadline is Monday 12th May 2025 at 12 noon.





## Situation

The land is situated to the east of the A4222 (Aberthin Road). A short travelling distance from the market town of Cowbridge, providing convenient amenities as well as good transport links to A48 and M4.

Please see the attached location plan.

## Description

The property extends to approximately 3.495 acres of gently sloping permanent pasture with high amenity value, as edged red on the plan.

The permanent pasture is suitable for the grazing of livestock or horses, being fenced plus a mature boundary 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

## Access

Access to the land is taken from Aberthin Lane, marked "A" on the plan.

## 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 have been informed that the land previously benefited from mains water off Aberthin Road. However, this is not currently connected.

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.

## Development Clawback

The land is sold without any Development Clawback provisions.

## 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. The property does not have a public right of way.

## 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

Guide Price – £70,000 – £100,000

## 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 Informal Tender unless sold prior by Private Treaty.

The Tender Deadline is 12 noon on Monday 12<sup>th</sup> May 2025.

Please contact Elliott Rees for a tender form.  
01446776395 / [elliottrees@herbertthomas.co.uk](mailto:elliottrees@herbertthomas.co.uk)

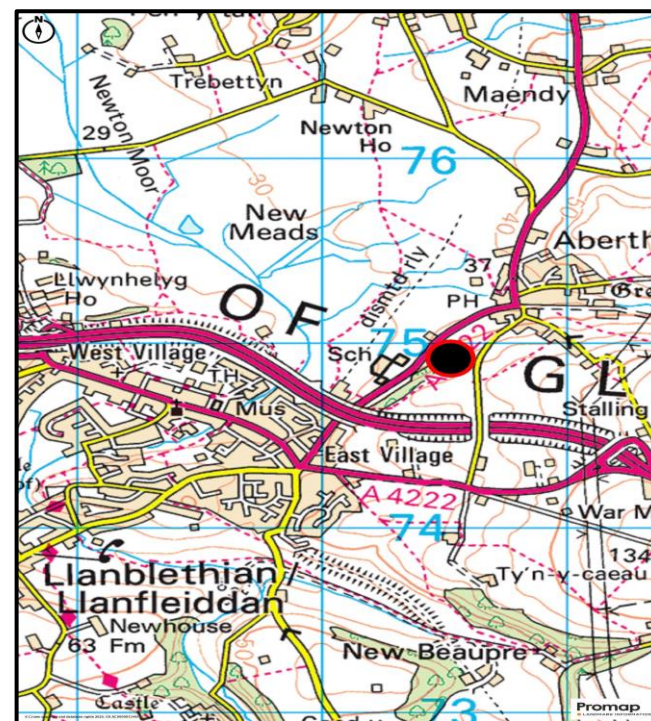
Please note the vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

## Directions

**What3words:** cooked.factored.funny

Postcode: CF71 7EN

From our office, travel along Cowbridge High Street heading east past Town Hall Square. At the traffic lights continue straight over traveling for approximately 0.4 miles before taking a left hand turn onto Aberthin Lane. Continue on Aberthin Lane for 0.4 miles where the land will appear on your left hand side. Look out for the Herbert R Thomas sale board.





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 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: Elliott Rees

Tel: 01446 776395

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

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

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL

01446 772911

[sales@herbertthomas.co.uk](mailto:sales@herbertthomas.co.uk)

**hrt** Est. 1926



Promo  
LANDMARK INFO



**Informal Tender – Subject to Contract**  
Approximately 3.495 Acres of Land, Aberthin, Vale of Glamorgan, CF71 7EN  
Offers to be received by: Monday 12<sup>th</sup> May 2025 at 12 Noon

Name of Prospective Purchasers \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Postcode \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Email Address \_\_\_\_\_

**PLEASE DETAIL YOUR OFFER(S) BELOW AND SUBMIT TO:**

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

**Herbert R Thomas, 59 High Street, Cowbridge CF71 7YL**

**BY Monday 12<sup>th</sup> May at 12 Noon**

Approximately 3.495 Acres of Land, Aberthin, Vale of Glamorgan, CF71 7EN

Offer Amount :- £ \_\_\_\_\_

**Your Solicitors Details:**

Name \_\_\_\_\_  
Solicitors Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

**Proposed method of funding i.e. Cash, Mortgage or Bank Loan (or combination)**

\_\_\_\_\_  
**\*\*Please provide proof of funds i.e Bank Statement/Mortgage in Principle etc.\*\***

**Anti-Money Laundering**

If your offer(s) are accepted, we will require all parties to complete AML Checks via an independent company called Smart Search

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed: \_\_\_\_\_

**\* Please note: The Vendor reserves the right not to accept the highest offer, or any offer put forward.**