



hrt
herbert r thomas

Approximately
59.96 acres of
Agricultural Land

Glan y Mor
Wick
Vale of Glamorgan
CF71 7QP

hrt.uk.com

Approximately 59.96 acres
of Agricultural Land

Available as a Whole or in two lots

By Informal Tender

Lot 1: Approximately 30.56 acres

Lot 2: Approximately 29.40 acres



- Approximately 59.96 acres (24.27 hectares) of Agricultural Land
- Suitable for:
 - Grazing of Livestock
 - Cropping
 - Mowing Purposes
 - Equestrian Use
- Available as a whole or in two lots
- Rural Location
- Tender deadline closes - Friday 6th June 2025 at 12 Noon

Situation

The land is situated in Wick, a short travelling distance from both Cowbridge and Bridgend Town Centres which provide convenient amenities. Please see the attached location plan.

Description

The property extends to approximately 59.96 acres (24.27 hectares) of agricultural land as outlined in red on the site plan. The land benefits from two field enclosures and benefits from two access gateways marked 'A' on the enclosed plan.

The majority of land is classified as Grade 3b on the Agricultural Land Classification Series. The land is currently in a temporary grass ley in an arable rotation.

The land is identified as the Ston Easton Soil series as defined in the Soil Survey of England and Wales. The Ston Easton soil series is well-drained, fine silty over clayey soils on limestone. Some shallow calcareous soils. The Ston Easton series is suitable for dairying and cereals; with more cereals in drier coastal districts of Glamorgan.

The land is suitable for arable, mowing and grazing purposes. The property may offer potential for agricultural, equestrian and amenity use.

Lotting

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

Lot 1 : Approximately 30.56 acres (12.37 hectares)

Lot 2: Approximately 29.40 acres (11.90 hectares)

Lot 1:

The land extends to approximately 30.56 acres of good quality agricultural land as shaded yellow on the attached plan.

The land is currently in a temporary grass ley in an arable rotation. Access to the land is via a right of way marked brown on the plan.

Lot 2:

The land extends to approximately 29.40 acres of good quality agricultural land as shaded blue on the attached plan. The land is currently in a temporary grass ley in an arable rotation. Access is directly off the adopted highway.

Basic Payment Scheme

We are informed that the land has previously been registered under the Welsh Basic Payment Application 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 on the plan.

Lot 2 – Access is available directly off an unnamed road.

Method of Sale

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

Tenders are to close:- Friday 6th June at 12 Noon.

Please contact Andrew Thomas or Emily Flint for a tender form.

01446 776386 / Andrewthomas@hrt.uk.com

01446 776393 / Emilyflint@hrt.uk.com

Services

The land does not currently benefit from mains water.

Lot 1 benefits from a natural water supply.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water. For further information on an electricity supply, prospective purchasers are able to make their own enquiries with National Grid.

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 buyer of Lot 2 (Blue) 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, mineral rights and timber are included within the freehold in so far as they are owned.

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. There is one footpath along the southern boundary of lot 1.

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.

Disputes

Should any dispute arise as the boundaries or any point arising in the General Remarks and Stipulations or Particulars of the Sale, Schedule, Plan or interpretation of any of them the questions will be referred to the arbitration of the selling agents, whose decision 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 chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of the completion. The purchaser(s) will take over the cross compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller’s payments.

Tenure and Possession

The freehold interest is offered for sale. The land is subject to a Farm Business Tenancy Agreement which expires on 31st August 2025.

Development Clawback

The land is sold subject to a 25-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 will trigger the clawback at a rate of 35% of the Development Value less the current use value

Guide Price

As a Whole: £600,000 – £650,000
Lot 1 : £305,000 – £330,000
Lot 2: £295,000 – £320,000

Viewing Arrangements

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

Plans, Areas and Schedules

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

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.

Directions

Postcode: CF71 7QP
What Three Words: strange.nutty.printer

From Cowbridge Town Centre, head west on Highstreet/A4222. Take the left hand turn onto Llantwit Major Road. Continue on Llantwit Major Road for 2 miles before taking a left hand turn onto B4270. Continue on B4270 for 2.3 miles. At the round about take the third exit onto B4265 continuing for 3.4 miles into Wick. Before the Lamb and Flag take a left hand turn onto Church Road and then continue onto Trepit Road. After 0.6 miles take a left hand turn onto Heol Las Road. After 0.3 miles take a right hand turn onto an unnamed road towards Glan y Mor. Continue on this road where the property will appear on your right hand side with a Herbert R Thomas For Sale Sign.



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: Andrew Thomas
Tel: 01446 776386
E-mail: Andrewthomas@hrt.uk.com

Contact: Emily Flint
Tel: 01446 776393
E-mail: emilyflint@hrt.uk.com

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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.

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL
01446 772911
sales@hrt.uk.com





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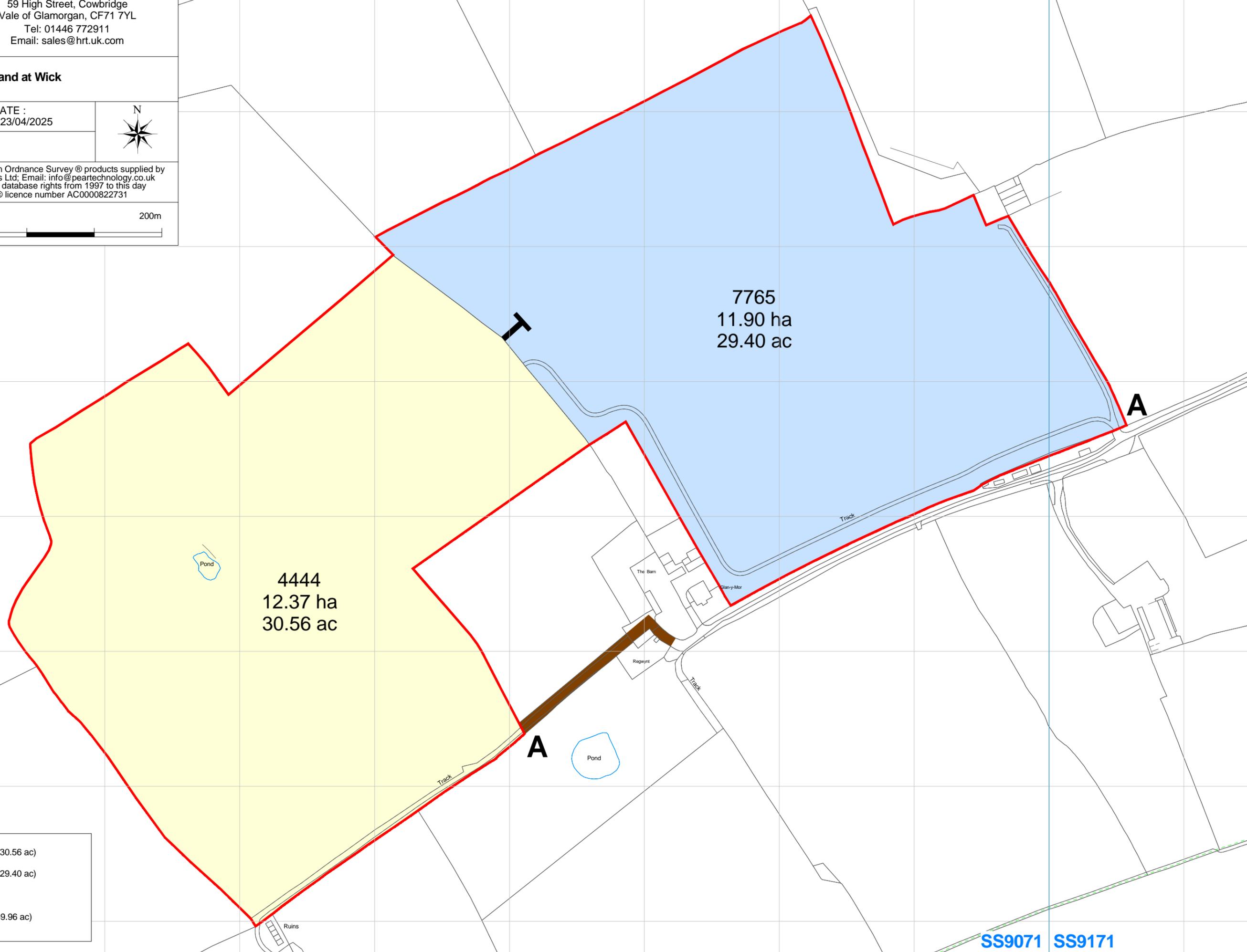
Land at Wick

SCALE : 1 : 2500 @ A3 DATE : 23/04/2025

MAP FILENAME : Land at Wick v3.mpd

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0 200m

- Lot 1 (12.37 ha, 30.56 ac)
- Lot 2 (11.90 ha, 29.40 ac)
- Right of way
- Site (24.26 ha, 59.96 ac)

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