



TO LET
Approximately
33.15 acres of
Grazing &
Mowing Land

Llanharry,
Pontyclun,
CF72 9LZ
hrt.uk.com



TO LET

Approximately 33.15 acres
(13.48 ha) of Land, Llanharry,
Pontyclun, CF72 9LZ

By Informal Tender

To let on a Grazing & Mowing Licence

- Approximately 33.15 acres (13.48 ha) Acres of pasture
- Suitable for mowing and grazing purposes
- To Let by Informal Tender
- Tenders Close - Wednesday 7th May 2025 at 12 Noon



Situation

The land is situated to the east of Llanharry.

Description

The land extends to approximately 33.15 acres (13.48 ha) of flat pasture suitable for mowing or grazing purposed.

The external boundaries comprise mature hedgerows with some post and barbed wire fencing.

Access

Access to the land is off an unnamed road off Llanharry Road.

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

The Land does not benefit from any services.

Outgoings

The incoming tenant will be responsible for all outgoing.

Insurance

The tenant will be required to have their own public and occupiers liability Insurance.

Rent

Rent is to be paid in advance on signing the agreement.

Fees

The tenant will be responsible to pay £300 + VAT towards Landlord agent fees.

Repairing Obligations

The Tenant will need to keep the Holding, including all boundaries, in no worse state of repair, order and condition in which they are at the commencement of the tenancy.

Basic Payment Scheme

No entitlements are to be included in the letting.

Sporting, Timber & Mineral Rights

All sporting, mines and mineral rights are excluded.

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.

Wayleaves Easements & Rights of Way

The land is subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. The Landlord will retain the benefit of all wayleave and easement payments in respect of any apparatus situated on the land. There are two footpaths crossing the land.

Term

Grazing licence to commence Friday 9th May 2025 until and including Friday 31st October 2025

Method of Letting

The land is being offered to let under a grazing and mowing licence commencing on Friday 9th May 2025, those placing a tender are asked to propose a preferred term.

**Tenders are to close: Wednesday 7th May 2025
at 12 noon.**

Tender form is attached to the rear of this brochure.

Please note the Vendor is not obliged to accept the highest or any offer.

Viewing Arrangements

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

Directions

What Three Words: [///purchaser.dramatic.partied](#)
Postcode: CF72 9LZ

Heading from Llanharry Comprehensive School, Head south, crossing over the M4 and take an immediate right on Degar Road. Continue on Degar Road for approximately 0.5 miles, taking a right, passing the farm on the right. At the Junction, take a right turning, pass under the M4, the land will be located on your right prior to the road narrowing.

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: Rob David MRICS FAAV

Tel: 01446 772911

E-mail: robertdavid@hrt.uk.com

hrt
herbert r thomas
hrt.uk.com

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01446 772911
sales@hrt.uk.com

hrt Est. 1926



TO LET

APPROXIMATELY 33.15 ACRES (13.48 HA) OF GRAZING & MOWING LAND.

Land at Llanharry, Pontyclun

Approximately 33.15 acres (13.48 ha)

Name of Interested Parties _____

Address _____

Postcode _____

Contact Number _____

Email Address _____

Please provide proof of address e.g driver licence/passport/utility bill when submitting this tender. Any tender received without proof of address may not be considered.

PLEASE DETAIL YOUR OFFER(S) BELOW AND SUBMIT TO: robertdavid@hrt.uk.com

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

BY Wednesday 7th May 2025 at 12 Noon

I hereby Tender the sum of :-

£ _____

**Grazing and Mowing License to commence Friday 9th May 2025
until and including Friday 31st October 2025**

Signed: _____

Date: _____

Printed: _____

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