



TO LET
Approximately
452 acres of
upland grazing

North of Glyncoli
Farm,
Treorchy,
CF42 6TU
hrt.uk.com



Situation

The land is situated directly to the north of Treorchy. The land is short travelling distance from Treorchy, Tonypandy & Porth providing convenient amenities as well as good transport links.

Description

The land extends to approximately 452 acres (182.92 ha) of upland pasture suitable for grazing purposes.

We have not inspected the boundaries.

Access

Access to the land is off Cemetery 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 benefits from a natural water supply.

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 three footpaths crossing the land.

Term

Grazing licence to commence Friday 27th June 2025 until and including Friday 26th June 2026

Method of Letting

The land is being offered to let under a grazing and mowing licence commencing on Friday 27th June 2025, those placing a tender are asked to propose a preferred term.

Tenders are to close: Friday 20th June 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 inspection of the land.

Directions

What Three Words: [///happening.weeps.provide](https://www.what3words.com/#!/en/CF426TU)
Postcode: CF42 6TU

From Ysbyty Cwm Rhondda Hospital. Head northwest on Partridge Road/A4058 for 3.1 miles. Continue onto High Street/A4061. In 0.3 miles, turn right onto Cemetery Road. Continue for 0.3 miles, pass the Cemetery on your right hand side. Continue for 0.2 miles, cross the cattle grid and the land is located on your right-hand side.

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: Emily Flint

Tel: 01446 776393

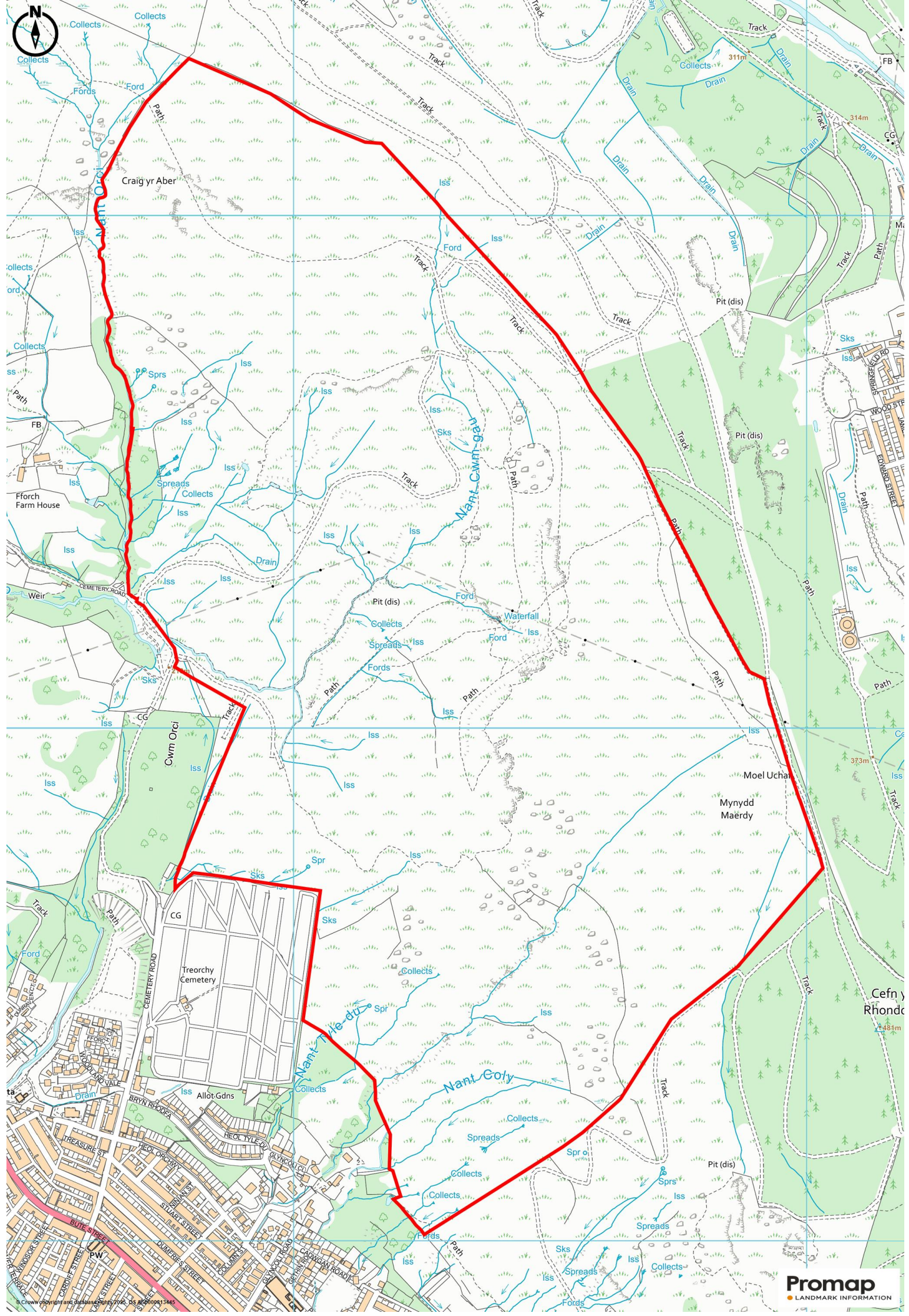
E-mail: emilyflint@hrt.uk.com

hrt
herbert r thomas
[hrt.uk.com](https://www.hrt.uk.com)

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

hrt Est. 1926





TO LET

APPROXIMATELY 452 ACRES (182.92 HA) OF GRAZING LAND.

Land at Treorchy

Approximately 452 acres (182.92 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: emilyflint@hrt.uk.com

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

BY Friday 20th June 2025 at 12 Noon

I hereby Tender the sum of :-

£ _____

**Grazing and Mowing License to commence Friday 27th June 2025
until and including Friday 26th June 2026**

Signed: _____

Date: _____

Printed: _____

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