



Approximately 1.41  
Acres of Woodland  
Hensol  
Pontyclun  
CF72 8JY  
[hrt.uk.com](http://hrt.uk.com)





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Woodland  
Hensol  
Pontyclun  
CF72 8JY

By Private Treaty

Guide Price - £40,000

- Approximately 1.41 acres of woodland
- Pond and sitting area
- Near Hensol
- Rural location
- Native and Non-Native Species
- Used as a Community Woodland





**Situation**

The property is situated to the north east of Welsh St Donats. A short travelling distance from Cowbridge providing convenient amenities as well as being within close proximity of Junction 34 of the M4 motorway. Please see the attached location plan.

**Description**

The property extends to approximately 1.41 acres of level woodland with high amenity value.

The woodland includes a variety of native trees with some rhododendrons. It has an idyllic pond which lowers a metre during hot summers.

The site has been enjoyed as a community woodland. A hedge at the top end of the woodland was planted 3 years ago featuring Blackthorn, Elder, Crabapple, Rowan and Hazel. This will provide a good yield for the forager in years to come.

Further information is available:  
<https://infocoedwigcreu.wixsite.com/woods/about>

We are aware that the property does not have any Tree Preservation Orders.

**Access**

Access to the property is taken from an unnamed road which provides easy access to the north and southern boundary of the property.

**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 woodland is sold subject to a 50% development clawback provision in favour of a previous owner with approximately 13 years unexpired.

**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: **pioneered.rebel.little**  
Postcode: **CF72 8JY**

From Junction 34 of the M4, head south taking the first right hand turn after 0.1 miles. Continue on this road for 1.4 miles. At the crossroads at Clawdd-Coch take a right hand turn and after a further 0.3 miles take another right hand turn after entering Tredodridge. Following 0.5 miles, take a left hand turn signed posted for Welsh St Donats. Continue for 0.5 miles where the property shall appear on your right hand side.

Alternatively, please google Coedwig Creu which can provide further location plan.





Mountain Lodge

LB

103.0m

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

Tel: 01446 776395

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

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**hrt** Est. 1926



0m 20m 40m 60m