# herbert r thomas

Approximately 1.41
Acres of Woodland
Hensol
Pontyclun
CF72 8JY
hrt.uk.com



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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. direct with Dwr Cymru Welsh Water. A short travelling distance from Cowbridge providing convenient amenities as well as being within close proximity Basic Payment Scheme of Junction 34 of the M4 motorway. Please see the attached The land is being sold without the benefit of Basic Payment location plan.

# Description

The property extends to approximately 1.41 acres of level Freehold with Vacant Possession upon completion. woodland with high amenity value.

rhododendrons. It has an idyllic pond which lowers a metre during hot summers.

The site has been enjoyed as a community woodland. A hedge **Boundaries** at the top end of the woodland was planted 3 years ago The purchaser(s) shall be deemed to have full knowledge of featuring Blackthorn, Elder, Crabapple, Rowan and Hazel. This all boundaries and neither the vendor nor the vendors will provide a good yield for the forager in years to come.

Further information https://infocoedwigcreu.wixsite.com/woods/about

We are aware that the property does not have any Tree The property is being sold subject to and with the benefit of Preservation Orders.

### Access

provides easy access to the north and southern boundary of proposed wayleaves for masts, pylons, stays, cables, drains, the property.

### Plan

The plans attached to these particulars are shown for Health and Safety identification purposes only and, whilst every care has been Given the potential hazards of agricultural land we ask you taken, its contents cannot be guaranteed.

## Services

There is natural water available via a pond. The property does **Guide Price** not benefit from any mains services. For further information, The guide price is £40,000.

prospective purchasers are to make their own enquiries

Scheme Entitlements.

## **Tenure and Possession**

# **Development Clawback**

The woodland includes a variety of native trees with some The woodland is sold subject to a 50% development clawback provision in favour of a previous owner with approximately 13 years unexpired.

agents will be responsible for defining the boundaries or the ownership. The responsibility for boundary maintenance, available: are not known.

# Wayleave/Easements/Rights of Way

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 Access to the property is taken from an unnamed road which easements and restrictive covenants and all existing and water and gas and other pipes whether referred to in these particulars or not.

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 Private Treaty.

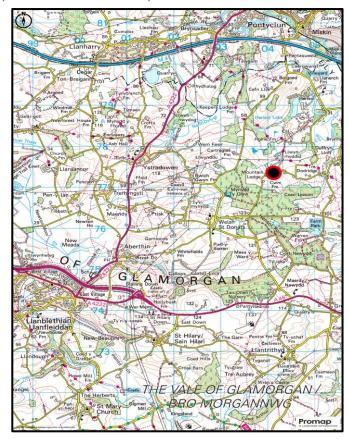
## **Directions**

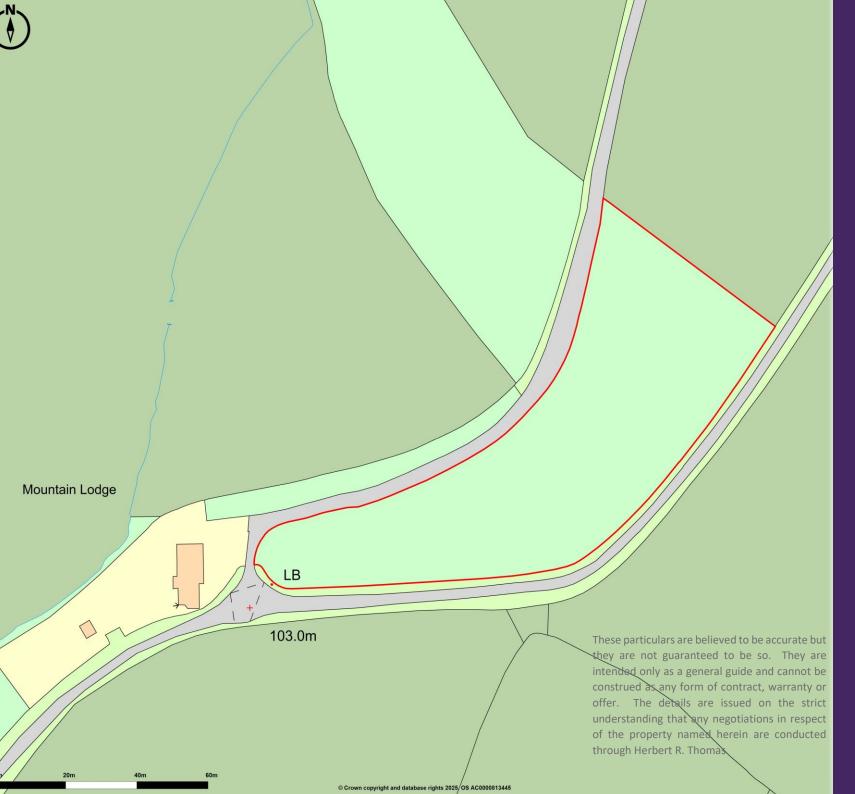
What Three Words: pioneered.rebel.little

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.





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** 01446 776395

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