



Approximately
3.419 acres

Llandraw Woods
Pontypridd
CF37 1EX
hrt.uk.com



Approximately 3.419 acres
of Land

By Private Treaty

Guide Price:
£120,000

- Approximately 3.419 acres of Land
- Rural Location
- Unique opportunity
- For Sale by Private Treaty
- Suitable for Agricultural and Equestrian Use



Situation

The land is situated directly off Llandraw Woods, west of Maesycod. The land is a short travelling distance from convenient amenities.

Please see the attached location plan.

Description

The property extends to approximately 3.419 acres of sloping permanent pasture with high amenity value, as edged in red on the plan.

The permanent pasture is suitable for the grazing of livestock or horses.

The property includes a hardcore yard with a small range of buildings.

We are aware that the property does currently have Himalayan Balsam.

Access

Access to the land is from a field gate off Llandraw Woods on the southern boundary.

Access is marked 'A' on the attached plan.

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 presently benefits from mains water from the adjoining property in third party ownership. This supply will be disconnected prior to completion of the sale.

The buyer will be required to obtain their own mains supplies of water and electricity.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and Western Power Distribution.

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 are footpaths crossing the land.

Development Clawback

The land is sold subject to a 40 year Development Clawback. The permitted use will be Agricultural or Equestrian use. The grant of Planning Permission will trigger the clawback at a rate of 30% of the Development Value less the current use value.

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 of the ownership thereof.

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.

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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. Nb: There are currently horses and goats on the land.

Method of Sale

The property is offered for sale by Private Treaty

Please contact Emily Flint more information

01446 776393 / Emilyflint@hrt.uk.com

Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: CF37 1EX

What3Words:///advice.sounds.elbow

From Junction 32 of the M4 motorway, take the exit towards A470, Merthyr Tydfil. Continue for 6.4 miles, slight left to merge onto A4058 towards Rhondda Valleys / Cwm Rhondda. In 0.8 miles, keep left to continue on Sardis Road, then turn right towards Maesycod Road. In 0.1 miles turn right onto Maesycod Road. Continue straight onto Lanelay Crescent, which becomes Hurford Street. In 0.1 miles turn right onto Coed Isaf Road, then right onto Llandraw Woods. After a short distance, the land will be located on your right handside.



