



hrt
herbert r thomas

Approximately
8.013 acres of land

Tyla Lane
Old St Mellons
Cardiff
CF3 6XG
hrt.uk.com

Approximately 8.013 acres
of Agricultural Land

By Private Treaty

Guide Price:
£255,000

- Approximately 8.013 acres of Land
- Suitable for:
Grazing of livestock
Cropping
Mowing purposes
Equestrian Use
- Rural Location
- Unique opportunity
- Outskirts of St Mellons



Situation

The land is situated directly between the A48 and the M4. The land is a short travelling distance from convenient amenities.

Please see the attached location plan.

Description

The property extends to approximately 8.013 acres (3.24 hectares) of gently sloping agricultural land in a single field enclosure, as edged red on the attached site plan. The land benefits from one access gateway marked 'A' on the enclosed plan.

The majority of the land is classified as Grade 2 with areas of Grade 3a on the Agricultural Land Classification Series. The land has been used for arable cropping in recent years and currently has an established crop of Maize.

The land is identified as the Salwick soil series as defined in the Soil Survey of England and Wales. The Solwick soil series is a deep reddish fine loamy soil with permeable subsoils with some deep well drained coarse loamy soils. The Salwick series is suitable for cereals, sugar beet and potatoes; some short term grassland.

The land is suitable for arable, mowing and grazing purposes. The property may offer potential for agricultural, equestrian and amenity use.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Access

Access is marked 'A' on the plan. Access is available directly off Tyla Lane.

Method of Sale

The property is offered for sale by Private Treaty.

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 currently benefit from any water supply.

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 no footpaths crossing the land.

Development Clawback

The land is sold subject to a 50 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.

Tenure and Possession

Freehold with Vacant Possession upon completion. The land is subject to a Farm Business Tenancy that expires on 30th September 2026.

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Disputes

Should any dispute arise as the boundaries or any point arising in the General Remarks and Stipulations or Particulars of the Sale, Schedule, Plan or interpretation of any of them the questions will be referred to the arbitration of the selling agents, whose decision as expert shall be final.

Health and Safety

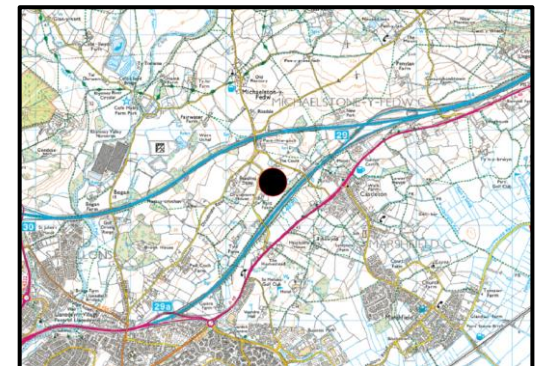
Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety. Nb: There are currently mares with foals at foot on the land.

Directions

Postcode: CF3 6XG

What3Words: ///defaults.assorted.flank

From junction 30 of the M4, take the A4232 exit to Cardiff (E). in 0.4 miles at Pentwyn Interchange, take the 3rd exit onto Pentwyn Link Road/A4232. In 0.7 miles, at the roundabout, take the 2nd exit and stay on Pentwyn Link Rd/A4232. In 0.2 miles, at the roundabout take the 1st exit onto the A48 ramp to Newport. Merge onto Eastern Avenue/A48. In 0.7 miles, take the A48 exit. In 0.5 miles, at the roundabout, take the 1st exit onto A48. In 0.6 miles, turn left onto Tyla Lane. In 0.5 miles the land will be located on your right hand side, identified by a Herbert R Thomas sale board.





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: Philip Thomas

Tel: 01446 776370

E-mail: Philipthomas@hrt.uk.com

Contact: Emily Flint

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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.

The Stables

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