



**hrt**  
herbert r thomas

Approximately  
30.87 acres of  
Agricultural Land

Trebanog

Porth

CF39 9DU

[hrt.uk.com](http://hrt.uk.com)



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Agricultural Land  
Trebanog  
Porth  
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By Private Treaty

Guide Price: £150,000

- Approximately 30.87 acres (12.49 hectares) of Agricultural Land
- Suitable for:  
Grazing of Livestock  
Mowing Purposes  
Equestrian Use
- Rural Location
- Pastureland
- Outskirts of Trebanog





Situation

The land is situated in Trebanog, a short travelling distance from Porth town centre, which provides convenient amenities. Please see the attached location plan.

Description

The property extends to approximately 30.87 acres (12.49 hectares) of agricultural land as outlined in red on the site plan. The land benefits from several field enclosures and benefits from one access gateway marked ‘A’ on the enclosed plan.

A large proportion comprises gently sloping pastureland suitable for grazing and mowing purposes. The remaining land comprises woodland and scrubland of which is designated and a Site of Special Scientific Interest (SSSI). Majority of the property offers biodiversity and potential access to public money for public goods schemes.

The land is suitable for mowing and grazing purposes. The property may offer potential for agricultural, equestrian and amenity use. During recent years the property has been used for grazing of livestock.

Basic Payment Scheme

We are informed that the land has previously been registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale.

Access

Access is marked ‘A’ on the plan. The property will benefit from a right of way over the area marked blue on the plan.

Method of Sale

The land is offered for sale by Private Treaty.

Services

The land benefits from natural water.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water & National Grid.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Tenure and Possession

The Freehold interest is offered for sale. The land is subject to a Farm Business Tenancy agreement which expires on 24<sup>th</sup> April 2026.

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 thereof.

The buyer shall be responsible to erect a stock proof fence and gate indicated by the inward facing “T” marks on the plan between B – C.

The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundary indicated by the inward facing “T” marks on the plan.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

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 is a public right of way on the property.

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.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of the completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller’s payments.

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Viewing Arrangements

Interested parties must contact the Seller’s Agents to arrange an inspection of the land.

Plans, Areas and Schedules

These have been prepared as carefully as possible and are based on the Land Registry Title and associated Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

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.

Development Clawback

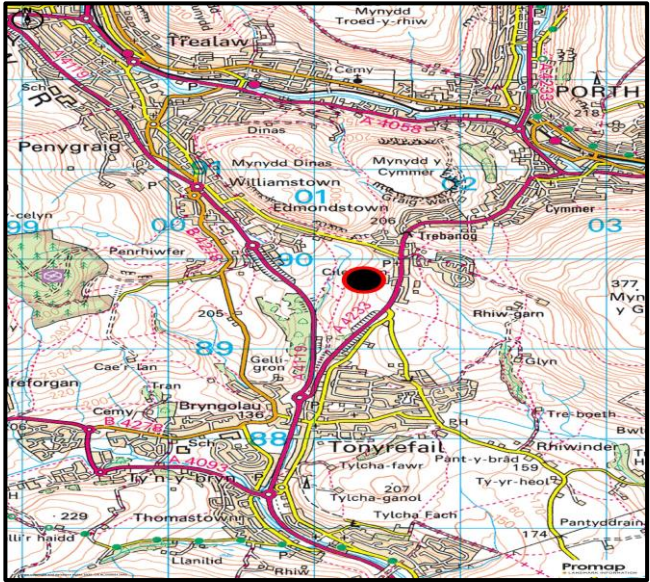
The land will be sold subject to a 35–year Development Clawback Arrangement. The permitted use will be an Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 35% of the Development Value less the current use value.

Directions

Postcode: CF39 9DU

What Three Words: ///owes.rock.cavalier

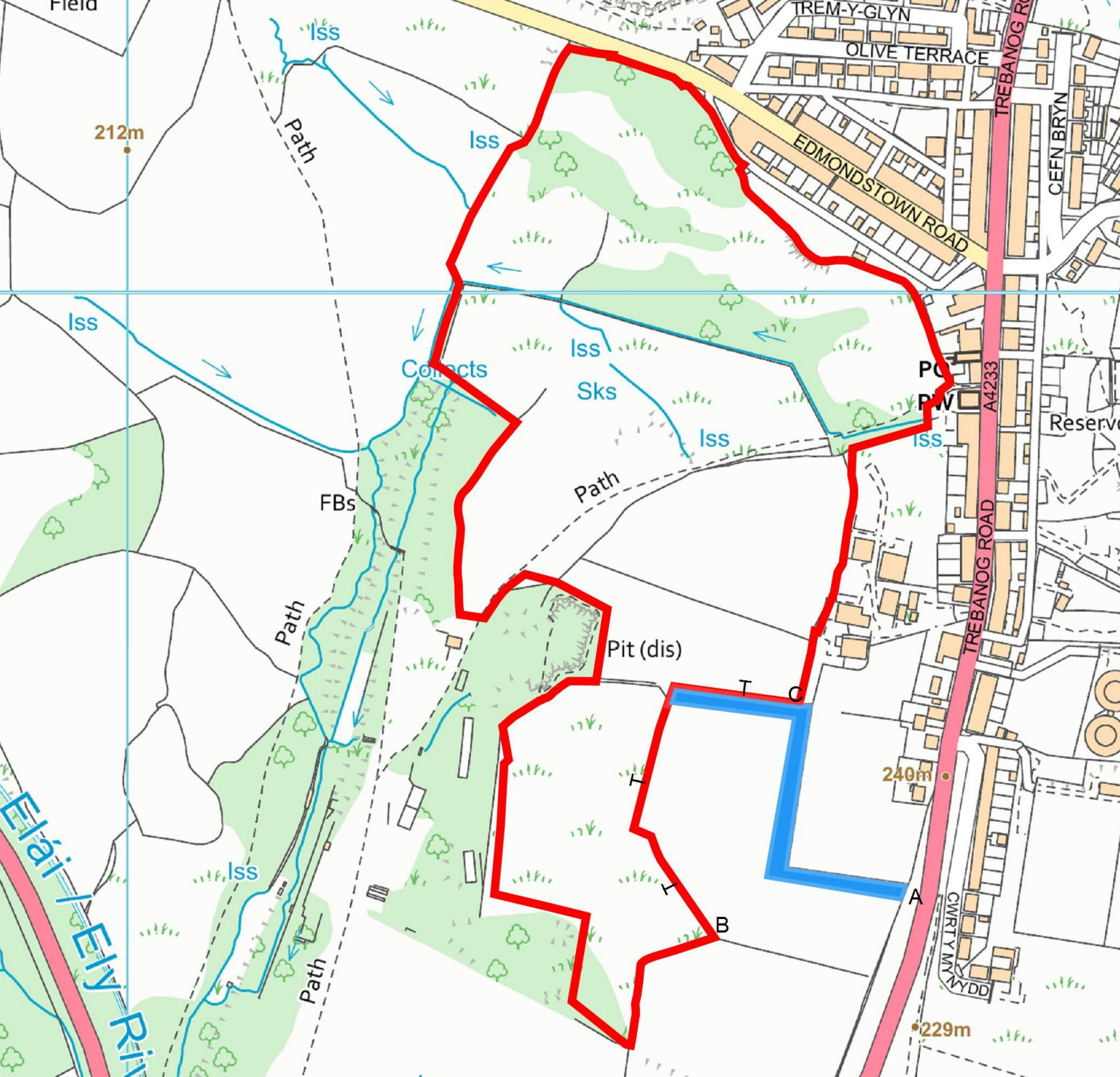
Travelling from Tonyrefail towards Porth on A4233. Before you enter Trebanog, the land will appear on your left-hand side with Herbert R Thomas For Sale board.











## 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: Elliott Rees  
Tel: 01446 776395  
E-mail: [elliottrees@hrt.uk.com](mailto:elliottrees@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

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.

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