



Approximately 1.08
Acres of Pastureland
Adjoining Neath Road
Fforest Goch
SA8 3JB
hrt.uk.com



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By Private Treaty

Guide Price - £70,000

- Approximately 1.08 acres of pastureland
- Near Fforest Goch
- Rural location
- Roadside Frontage
- Unique Opportunity



Situation

The property is situated in the sought-after rural area of Fforest Goch, a peaceful and picturesque hamlet nestled within the rolling countryside. Despite its tranquil setting, the land benefits from excellent connectivity, lying just a short drive from the M4 motorway, providing convenient access to Swansea city centre, Neath, and Cardiff.

Fforest Goch is known for its scenic landscapes, a mix of open farmland and wooded areas, making it an attractive location for those seeking a quiet rural lifestyle or looking to invest in land with potential for agricultural, equestrian, or leisure use. The surrounding area offers a range of amenities including local shops, schools, and public transport links, with larger retail and service centres available in nearby Pontarddulais and Swansea.

Description

Extending to approximately 1.08 acres, the Land at Fforest Goch is a well-positioned, level parcel of pasture land, which has historically been used for grazing purposes. There is a small wooded area located along the eastern boundary and adjoining the River Clydach. With direct access from the A474, the land is ideally suited for agricultural, equestrian or amenity use.

The land adjoins a number of residential properties, and as such might offer potential for long term development (subject to the necessary planning consents).

Access

Access to the property is taken directly from Neath Road (A474) via a wooden gate.

Tenure and Possession

Freehold with Vacant Possession upon completion.

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 River Clydach (along the eastern boundary) provides a natural water source for livestock.

The property does not benefit from any mains services.

For further information, prospective purchasers are to make their own enquiries direct with the relevant utility company.

Basic Payment Scheme

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

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 £70,000.

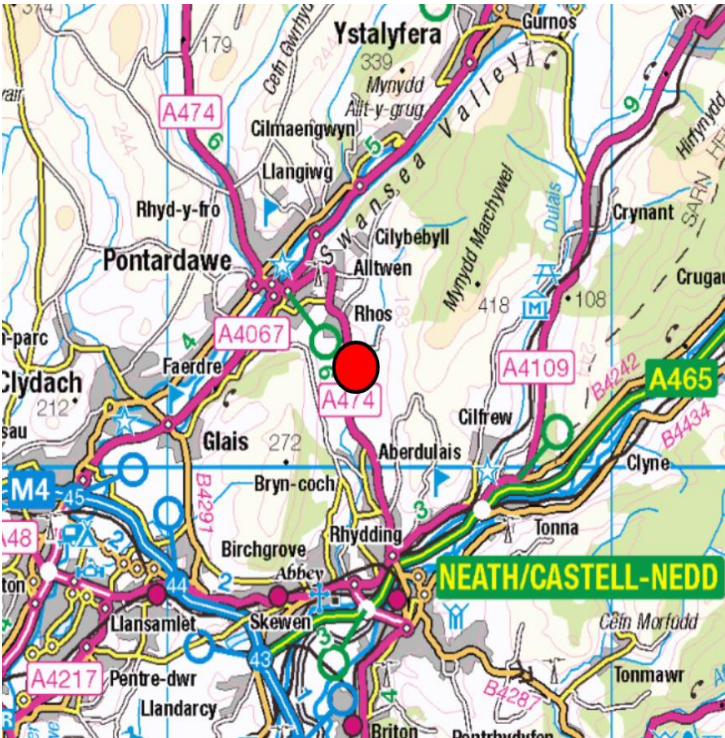
Method of Sale

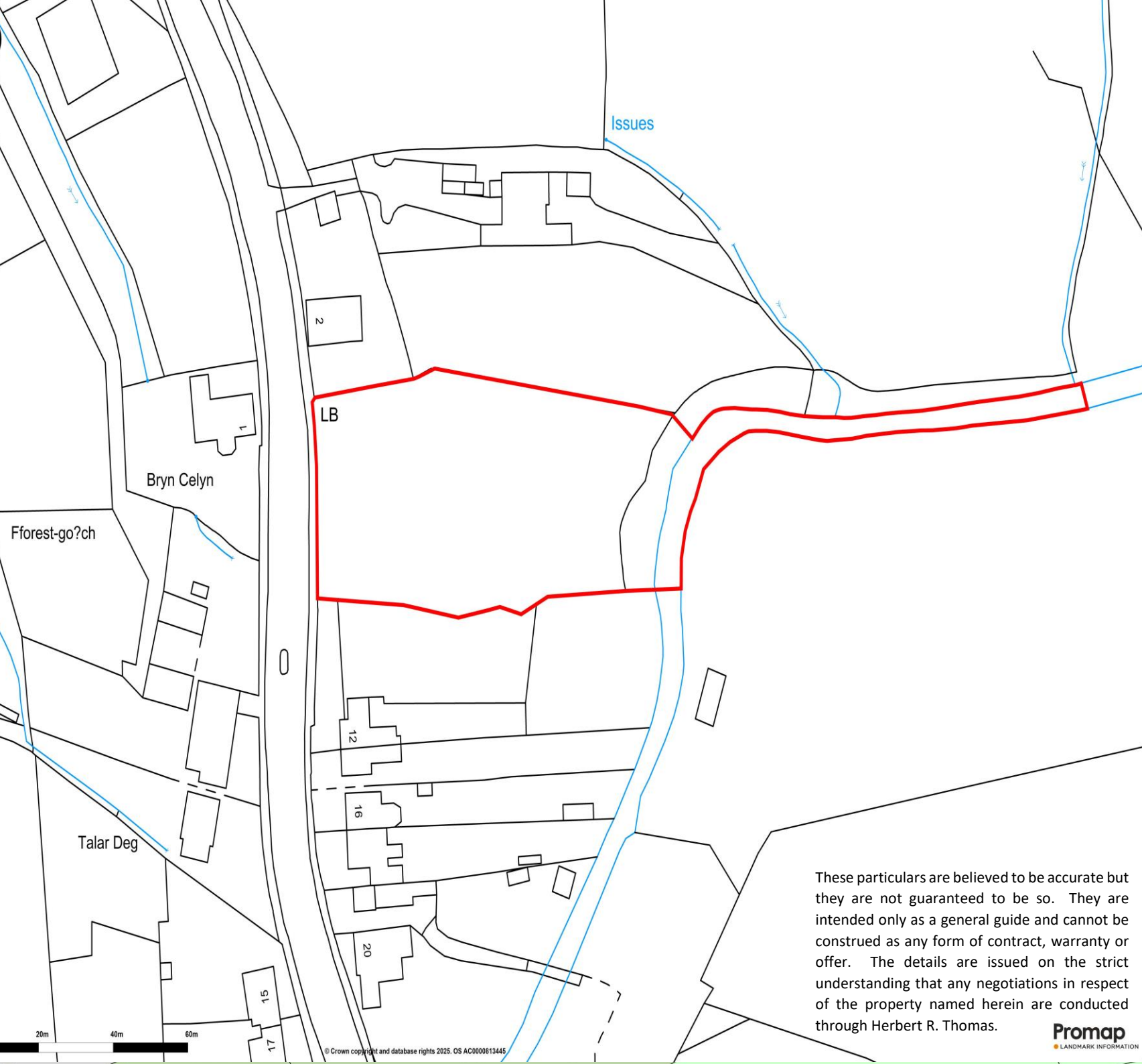
The property is offered for sale by Private Treaty.

Directions

What Three Words: [///influencing.comical.silly](https://www.what3words.com/land-at-fforest-goch)
Postcode: SA8 3JB

From Junction 43 of the M4, head north on A465 towards Neath. At Neath Abbey Interchange, take 1st exit onto A474. After 2 miles, the land will appear on the right-hand side of the road, as shown by the H R Thomas For Sale board.





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: Eifion Morgan

Tel: 01446 776379

E-mail: Eifion.morgan@hrt.uk.com

hrt.uk.com

hrt
herbert r thomas

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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LANDMARK INFORMATION

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