



hrt

herbert r thomas

Approximately 7.85
acres of Land

Brynmenyn

Bridgend

CF32 8YG

hrt.uk.com

Approximately 7.85 acres
of Agricultural Land

Available as a Whole
By Informal Tender

Guide Price: £70,000 -
£95,000

- Approximately 7.85 acres of Land
- Available as a whole
- Unique opportunity
- For Sale by Informal Tender
- Tender Deadline Friday 20th November 2025 at 12 noon



The land is situated to the northeast of Brynmenyn. A short traveling distance from Sarn, providing convenient amenities as well as good transport links to junction 36 of the M4 Motorway.

Description

The land adjoins a number of residential dwellings and therefore might offer potential for long term development (subject to necessary planning consents).

The external boundaries appear stockproof comprising of livestock fencing. The property may offer potential for agricultural, equestrian and amenity use.

Access to is available from the public highway. Access points are marked 'A' on the attached 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.

The land presently benefits from mains water from the adjoining property. The supply will be disconnected prior to completion of the sale. The buyer will be responsible to obtain their own water supply.

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

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.

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

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.

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

Freehold with Vacant Possession upon completion.

Guide Price: £70,000 – £95,000

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.

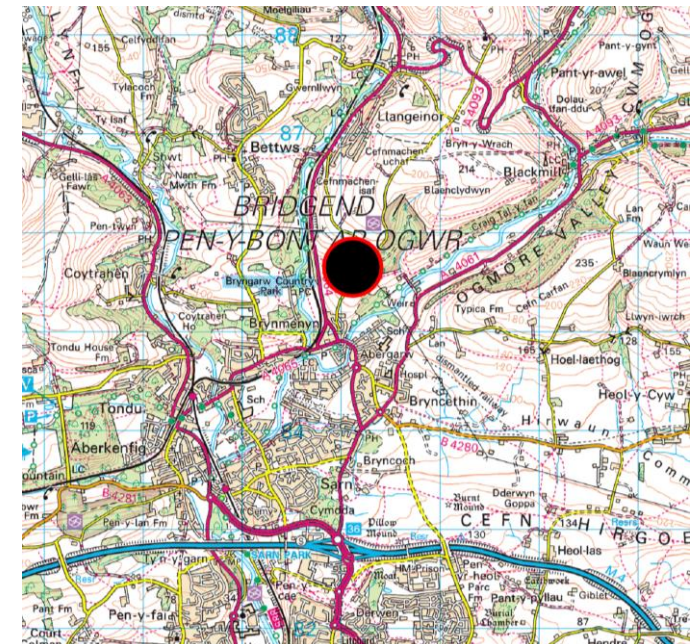
The property is offered for sale by Informal Tender unless sold prior by Private Treaty.

Please contact Emily Flint for a tender form

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

What3Words: ///noisy.cheerful.documents

From Junction 36 of the M4, head towards Brynmenyn. Continue for 0.6 miles. At the traffic lights opposite the Royal Oak pub, turn left towards Abergarw. Follow the road for 0.6 miles through 2 roundabouts. Turn right onto the A4064 towards Blaengarw. Turn right onto Ty-Fry Lane. Continue for 0.4 miles. The land will be located on your right-hand side. Look out for the Herbert 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: Emily Flint
Tel: 01446 776393
E-mail: Emilyflint@hrt.uk.com

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com





Informal Tender – Subject to Contract
Approximately 7.85 acres of land, Brynmenyn, Bridgend, CF32 8YG
Available as a whole
Offers to be received by: Friday 20th November 2025 at 12 Noon

Name of Prospective Purchasers _____

Address _____

Postcode _____

Contact Number _____

Email Address _____

PLEASE DETAIL YOUR OFFER(S) BELOW AND SUBMIT TO:

Emilyflint@hrt.uk.com / Agri@hrt.uk.com

Herbert R Thomas, 59 High Street, Cowbridge CF71 7YL

BY Friday 20th November 2025 12 Noon

Approximately 7.85 acres of land, Brynmenyn, Bridgend

Offer Amount :- £ _____

Your Solicitors Details:

Name _____

Solicitors Address _____

Telephone Number _____

Email Address _____

Proposed method of funding i.e. Cash, Mortgage or Bank Loan (or combination)

****Please provide proof of funds i.e Bank Statement/Mortgage in Principle etc.****

Anti-Money Laundering

If your offer(s) are accepted, we will require all parties to complete AML Checks via an independent company called Smart Search

Signed: _____ Date: _____

Printed: _____

*** Please note: The Vendor reserves the right not to accept the highest offer, or any offer put forward.**