



hrt
herbert r thomas

Approximately
125.35 acres of
Agricultural Land

Gelli March Farm
Cadoxton
Neath
SA10 8AF
hrt.uk.com

Approximately 125.35 acres
of Agricultural Land

Available as a Whole or in two
lots

By Private Treaty

Lot 1: Approximately 59.96
acres

Lot 2: Approximately 65.39
acres

- Approximately 125.35 acres (50.73 hectares) of Agricultural Land
- Suitable for:
Grazing of Livestock
Cropping
Mowing Purposes
Equestrian Use
- Available as a whole or in two lots
- Rural Location
- For sale via private treaty



Situation

The land is situated to the north west of Cadoxton, Neath and adjoins Neath Golf Club. The land is a short travelling distance from convenient amenities.

Description

The property extends to approximately 125.35 acres (50.73 hectares) of agricultural land as outlined in red on the site plan. The land benefits from two access gateways off the adopted highway marked 'A' on the site plan.

The majority of the land is classified as Grade 4 on the Agricultural Land Classification Series. The land comprises of permanent pasture, with some fields being used for hay/haylage production.

The land is identified as the Withnell 1 and Wilcocks 1 soil series' as defined in the Soil Survey of England and Wales. The Withnell 1 soil series is well-drained loamy soils over sandstone on steep slopes. The Wilcocks 1 series is slowly permeable, fine loamy over clayey upland soils with a peaty surface.

The land is suitable for mowing and grazing purposes. The property may offer potential for agricultural, equestrian and amenity use. Part of the land offers biodiversity and potential access to public money for public goods schemes.

Lotting

The land is available in two lots as shown on the plan. Lot 1 : Approximately 59.96 acres (24.27 hectares) – Shaded yellow on the site plan.

Lot 2: Approximately 65.39 acres (26.46 hectares) – Shaded pink on the site plan.

Lot 1:

The land extends to approximately 59.96 acres of agricultural land as shaded yellow on the attached plan.

Access to the land is directly off the adopted highway.

Of the total area, approximately 6.49 acres is flat pasture, the remainder is sloping pasture, some low lying in places.

Lot 2:

The land extends to approximately 65.39 acres of agricultural land as shaded red on the attached plan. Access is directly off the adopted highway.

Of the total area, approximately 38.83 acres of land comprises of flat good quality upland pasture that is capable of mowing and grazing. The remainder is sloping pasture suitable for grazing.

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 to each lot is each marked 'A' on the plan. Access is available directly off Gilfach Road.

Method of Sale

The land is offered for sale as a whole or in two lots by Private Treaty.

Please contact Andrew Thomas or Emily Flint for more information.

01446 776386 / Andrewthomas@hrt.uk.com

01446 776393 / Emilyflint@hrt.uk.com

Services

The land does not currently benefit from mains water. Both lots benefit from a natural water supply.

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

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 purchaser of lot 2 will be responsible to erect and forever maintain a stockproof boundary between points B and C on the site plan.

Sporting, Timber & Minerals

The sporting rights, and timber are included within the freehold in so far as they are owned. Mines and Minerals together with ancillary powers are excepted.

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.

VAT

Should any sale of the property, as a whole or in lots or any right attached to it become chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Development Clawback

The land is sold subject to a 40-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 will trigger the clawback at a rate of 30% of the Development Value less the current use value.

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.

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.

Tenure and Possession

The freehold interest is offered for sale with vacant possession upon competition.

Guide Price

As a Whole: £540,000

Lot 1 : £380,000

Lot 2: £160,000

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.

Directions

Postcode: SA10 8AF

What3words:///undulation.wants.impose

From the M4 Motorway, at Junction 43, take the A465 exit to Neath/Merthyr Tydfil. Continue on the A465 for 1.5 miles. Take the A474 exit towards Neath/Pontardawe. In 0.2 miles at Neath Abbey Interchange, take the 1st exit onto A474. In 0.2 miles, at the roundabout, take the 3rd exit onto Neath Abbey Road/A474. Continue for 0.3 miles, at the roundabout, take the 1st exit onto Cadoxton Road. Continue for 0.3 miles continue straight onto Main Road/A4230. In 0.2 miles turn left onto Cwmbach Road, then turn right to stay on Cwmbach Road. Continue for 2 miles. The land will be located on your right hand side with a Herbert R Thomas For Sale Sign.

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: **Andrew Thomas**
Tel: **01446 776386**
E-mail: **Andrewthomas@hrt.uk.com**

Contact: **Emily Flint**
Tel: **01446 776393**
E-mail: **emilyflint@hrt.uk.com**

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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.

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





Lot 1 – Approximate Boundary



Lot 2 – Approximate Boundary

SCALE :
1 : 6500 @ A4

DATE :	04/11/2025
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MAP FILENAME :
Land at Gellimarch Farm, Cadoxton.mpd

Map data shown may contain Ordnance Survey® products supplied by
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 Lot 1

 Lot 2

