



**hrt**

herbert r thomas

Approximately  
43.49 acres of Land  
North of Glyncoli Farm  
Treorchy  
CF42 6TU  
[hrt.uk.com](http://hrt.uk.com)



Approximately 43.49 acres  
of Agricultural Land

North of Glyncoli Farm  
Tregorchy  
CF42 6TU

By Private Treaty

Guide Price:  
£109,500

- Approximately 43.49 acres of Land
- Rural Location
- Unique opportunity
- For Sale by Private Treaty





## Situation

The land is situated directly to the north of Treorchy. The land is a short travelling distance from Treorchy, Tonypany & Porth providing convenient amenities as well as good transport links. Please see the attached location plan.

## Description

The property extends to approximately 43.49 acres of gently sloping or steep pasture land and woodland as edged red on the attached site plan.

The woodland extends to approximately 6.62 acres. The land would benefit from land management as it is overgrown with fern, briars and trees but offers biodiversity and potential access to public money for public goods schemes

The land is suitable for grazing purposes with potential considered for agricultural, equestrian and amenity use. The land also benefits from a natural water supply along its North Eastern boundary.

Approximately 13.90 acres of the land is identified as a Site of Importance for Nature Conservation (SINC). Of the 13.90 acres, approximately 2.57 acres is designated as Ancient Woodland, comprising of Oak and Birch Trees. Please refer to RCT Adopted Local Development Plan for more information. Adopted Local Development Plan Link: <https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/LocalDevelopmentPlans/LocalDevelopmentPlan20062021.aspx>

The area shown hatched blue on the attached plan runs with the subject land but is not registered. The vendor is currently in the process of registering this land with the Land Registry. However, the land already benefits from a prescribed Right of Way across the area hatched blue.

We are aware that the property does currently have Himalayan balsam.

## Access

Access to the land is from a field gate off Cemetery Road.

## 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 benefits from a natural water supply.

## 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 one footpath crossing the property along the Southern Boundary in a West to East direction.

## Development Clawback

The land is sold subject to a 40 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 35% 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.

## Basic Payment Scheme

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

## Tenure and Possession

Freehold with Vacant Possession upon completion.

## Guide Price

Guide Price – £109,500

## 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.

## Method of Sale

The property is offered for sale by Private Treaty.

Please contact Emily Flint or Elliott Rees for more information

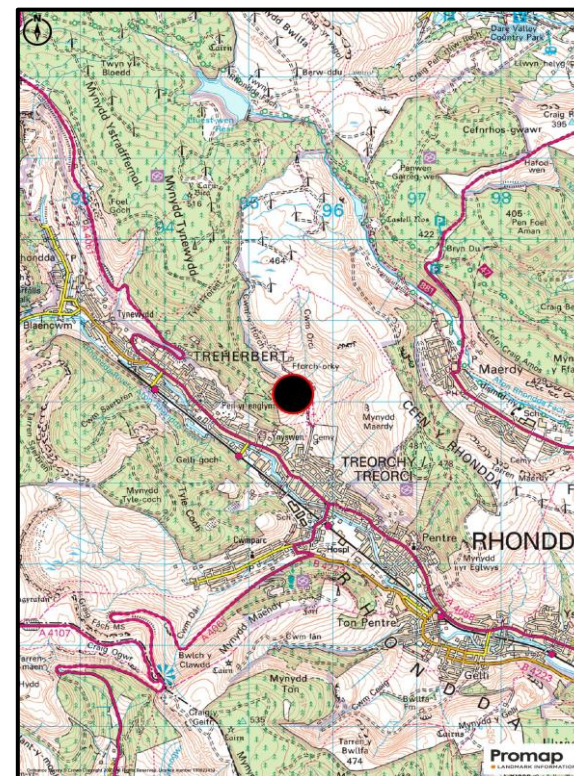
01446 776393 / [Emilyflint@hrt.uk.com](mailto:Emilyflint@hrt.uk.com)

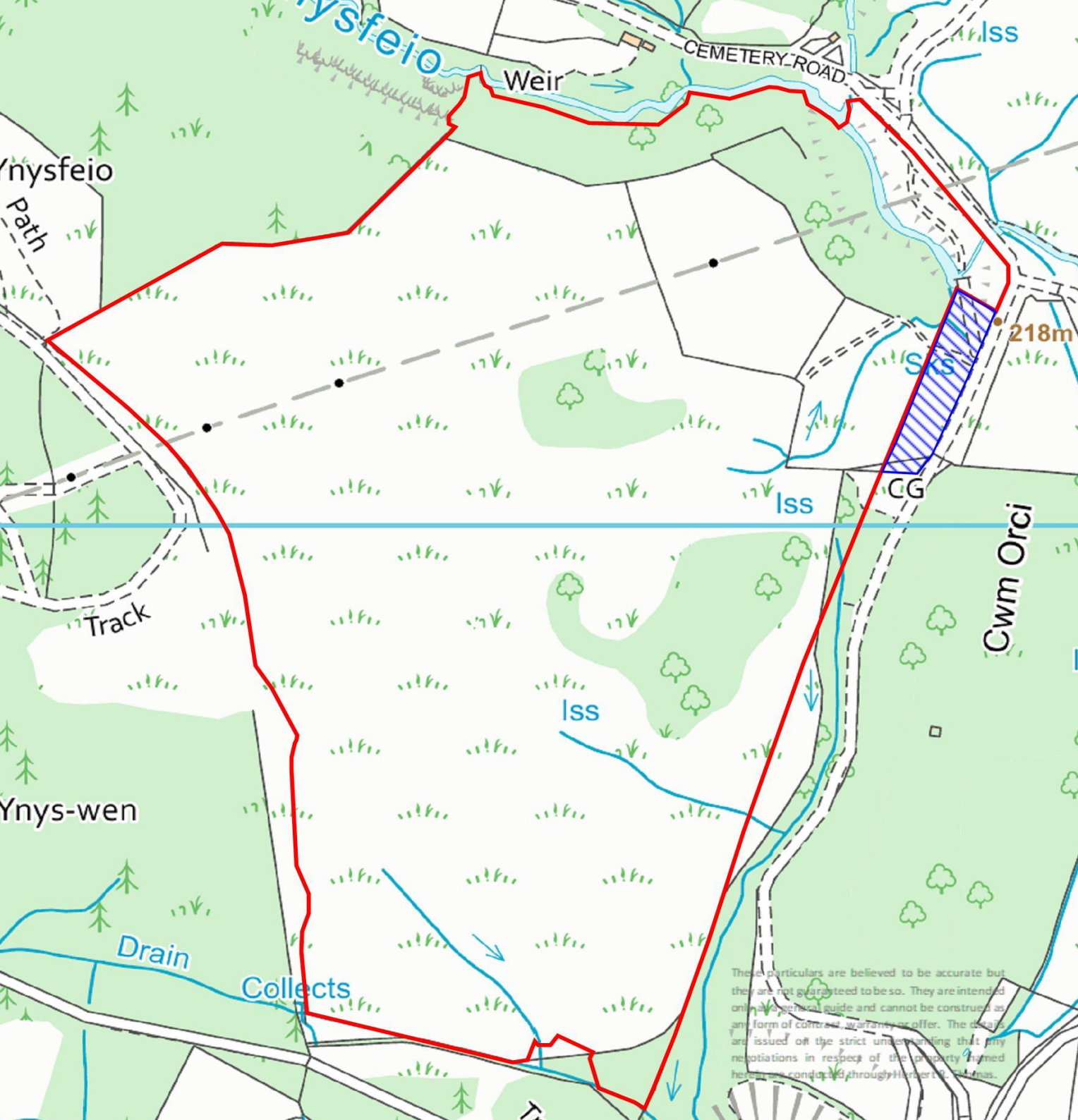
01446 776395 / [Elliottrees@hrt.uk.com](mailto:Elliottrees@hrt.uk.com)

## Directions

Postcode: CF42 6TU

From Ysbyty Cwm Rhondda Hospital. Head northwest on Partridge Road/A4058 for 3.1 miles. Continue onto High Street/A4061. In 0.3 miles, turn right onto Cemetery Road. Continue for 0.3 miles, pass the Cemetery on your right hand side. Continue for 0.2 miles, cross the cattle grid and the land is located on your left-hand side.





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.

### 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

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

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# hrt

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