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herbert r thomas

Approximately
10.75 acres of Land
and Building at
Ystradfellte
Aberdare
CF44 9JF
hrt.uk.com

Land and Building at Ystradfellte Aberdare CF44 9JF

By Private Treaty

Guide Price
£175,000

- Approximately 10.75 acres of pasture land and woodland
- Useful steel portal framed building
- Rural location between Penderyn and Ystradfellte
- Outskirts of the Brecon Beacons National Park
- Planning consent for four tourism pods
- Close proximity to A465 and A470
- Leasehold Interest



Situation

Located on the outskirts of the village of Ystradfellte and within the breathtaking landscape of the Brecon Beacons National Park, the property is in close proximity to a number of road networks such as the A465 and A470.

The property is surrounded by scenic trails, bridleways, and woodland walks, including a popular route featuring six stunning waterfalls and is a magnet for outdoor enthusiasts, making the tourism pods a potentially lucrative venture.

Description

Extending to approximately 10.75 acres, the land is split into a number of conveniently sized parcels (each with its own water supply) and is ideally suited for equestrian use or smallholding.

The land includes a recently constructed 75ft x 30ft steel portal framed agricultural building.

A portion of the land amounting to approximately 1.75 acres benefits from full planning permission for the development of four tourism pods (Planning Ref: 22/21362/FUL).

Access

Access to the land is directly off a public maintained 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 has a mains water connection.

Basic Payment Scheme

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

Tenure and Possession

Leasehold with Vacant Possession upon completion. Further details on the leasehold title are available from the Selling Agents.

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.

The responsibility for boundary maintenance where known, is shown by inward facing ‘T’ marks on the sale plan.

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. The property is subject to a right of way on foot in favour of the adjoining landowner. This is indicated by the purple line on the attached site plan.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them, the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry 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.

Guide Price

£175,000

Method of Sale

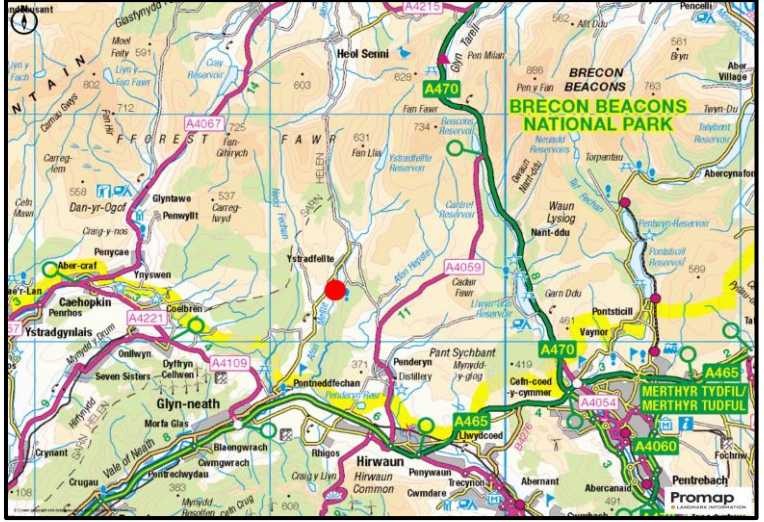
For Sale by Private Treaty.

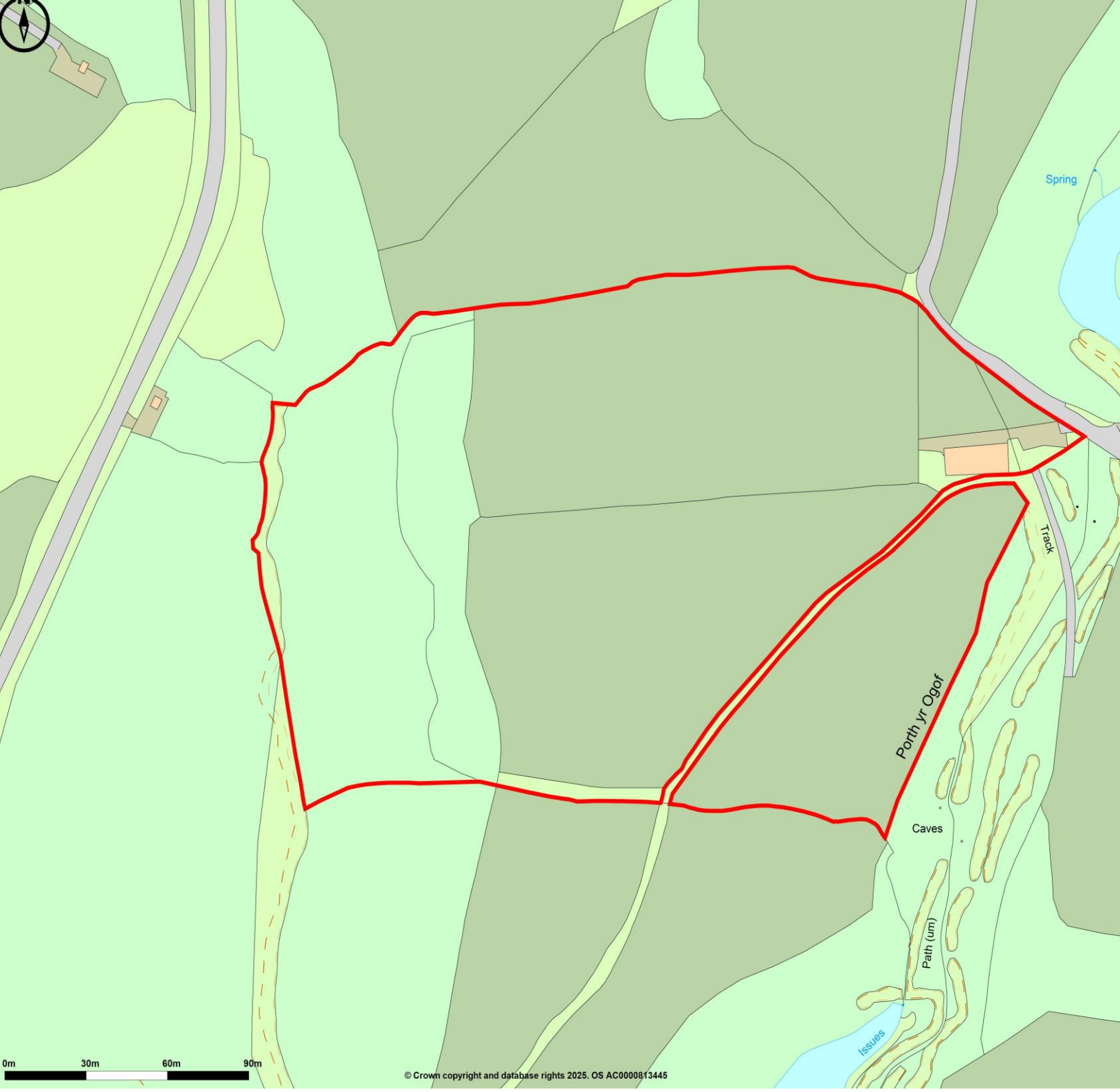
Directions

Postcode: CF44 9JF

What3Words: ///scout.measuring.clothed

From Hirwaun take the A4059 north. After approximately 3.5 miles, bear left (signposted Ystradfellte). Continue for a further 1.5 miles before turning left. Follow the road for a further 1 mile and the land can be found on the left, as shown by the Herbert R Thomas 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: Eifion Morgan

Tel: 01446 776379

E-mail:

eifionmorgan@herbertrthomas.co.uk

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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