

LOT 1 - LAND OFF HEOL CALCH,  
PONTNEDDFECHAN, NEATH, SA11 5UR.



**\* 27.45 Acres of Pasture and Woodland \***  
**\* Located within the Bannau Brycheiniog National Park \***  
**\* Available As A Whole Or In Lots \***  
**\* For Sale By Private Treaty \***

**Situation**

The parcels of land border and are accessed from the Heol Calch Road in the Nedd Fechan Valley within the Bannau Brycheiniog National Park. A location plan is enclosed with these particulars.

**Description**

A rare opportunity to buy useful parcels of land in the unspoilt landscape of the Bannau Brycheiniog National Park.

**Lot 1**

The land known as Pen Y Ddeufryn (hatched green on plan) and extending to 27.45 acres lies in one block between 200 and 260 metres above sea level with the minor council road forming its southern lower boundary and providing access to the holding at several points. Coed Y Rhaiadr Forestry Plantation is present on all other boundaries. The land is a mix of clean pasture areas mixed with some damp less improved area with some isolated pockets of woodland present. The land is run as one enclosure with external boundaries in good condition. The land is served by several small tributaries of the Nedd Fechan.

**Wayleaves, Easements and Rights of Way**

The property is sold, subject to, and with the benefit of all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas, or other pipes whether referred to in the particulars of sale or not, and to the provisions of any planning scheme or Local Authority.

**Health & Safety**

Given the potential hazards of rural property all prospective purchasers should take all necessary care when making an inspection. Viewings are taken solely at the risk of those who view and neither the agents nor the owners of the property take responsibility for any injury however caused.

**Plans, Areas & Schedules**

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. An error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

**Planning**

No planning enquiries have been made.

**Method of Sale**

The property is for sale by Private Treaty.

**Local Authorities** Bannau Brycheiniog National Park Authority, Plasyffynon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: (01874) 624 437.

**Viewing** Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Brecon Office (01874) 622488.

**After Hours** Ashley Symonds 07970 615 890.

**Tenure** Freehold with vacant possession.

**Directions** A location plan is enclosed with these particulars.

**VIEWING: CONTACT THE AGENTS: Brecon Office**

**Tel: 01874 622488**

**E-Mail: [Brecon@ctf-uk.com](mailto:Brecon@ctf-uk.com)**

**Web Site: [www.ctf-uk.com](http://www.ctf-uk.com)**

**Property Misdescriptions Act 1991**

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

**Professional Services**

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

**MORTGAGE SERVICES** - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices.

