



hrt
herbert r thomas

Approximately 20.45
acres of land & Field
Shelter

Brynna Road
Pencoed
Bridgend
CF35 6PL
hrt.uk.com

Approximately 20.45 acres
of Agricultural Land
Brynna Road
Pencoed
Bridgend
CF35 6PL

Available as a Whole or in Two
Lots

Guide Price:
As a Whole: £160,000
Lot 1: £70,000
Lot 2: £100,000



- Approximately 20.45 acres of Land
Lot 1 - 9.28 acres
Lot 2 - 11.17 acres
- Timber field shelter
- Suitable for grazing livestock or equestrian use
- Unique opportunity
- For Sale by Private Treaty

Situation
The land is situated northeast of Pencoed, adjoining the northern boundary of Brynnau Gwynion. The land is a short travelling distance from convenient amenities. Please see the attached location plan.

Description
As a Whole
The property as a whole extends to approximately 20.45 acres of level or gently sloping pastureland, woodland and areas of rush. The land is designated as a Site of Special Scientific Interest (SSSI) which offers biodiversity and potential access to public money for public goods schemes. The land is currently managed under a SSSI management plan with NRW.

The Nant Ciwc River adjoins the western boundary of the property and provides a natural water supply to the land. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

The land benefits from a timber field shelter including two (12ft x 12ft) boxes.

Lot 1:
The property comprises approximately 9.28 acres of level or gently sloping pastureland, woodland and areas of rush as outlined green on the enclosed plan. The land is designated as a Site of Special Scientific Interest (SSSI).

Lot 2:
The property comprises approximately 11.17 acres of level or gently sloping pastureland, woodland and areas of rush as outlined black on the enclosed plan. The land is designated as a Site of Special Scientific Interest (SSSI). The land benefits from a timber field shelter including two (12ft x 12ft) boxes.

Basic Payment Scheme/ Sustainable Farming Scheme
The land is not currently entered into any schemes.

Access
Access to the land is via a right of way over a private track coloured blue off Red Roofs Close, marked ‘A’ on the location plan. Lot 1 benefits from a right of way over a private track coloured blue between A – B. Lot 2 benefits from a right of way over a private track coloured blue between A – C.

Method of Sale
The property is offered for sale by Private Treaty.

Services
The land presently benefits from a natural water supply via The Nant Ciwc River according to season but does not benefit from mains water.

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

Fixtures and Fittings
All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Tenure and Possession
Freehold with Vacant Possession upon completion.

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 vendor shall be responsible to erect a stockproof fence between B - E. The buyer shall be responsible to erect a stockproof fence between C – D if purchased in individual lots. The vendor and their successors in Title will be responsible to repair and forever maintain and renew the boundary indicated by the outwards facing “T” marks on the plan.

In the event the land is sold in individual lots the vendor will arrange for the new boundary to be GPS Surveyed. We are aware that the proposed new boundary between points C – D does cross a public footpath, we would advise any interested parties to obtain the necessary consent from the local council.

Sporting, Timber & Minerals
The sporting rights and timber are included within the freehold in so far as they are owned. The mines and minerals together with ancillary powers of working the same as may have been excepted therefrom before 27 January 2003.

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 several footpaths crossing the land. The property does have a gas main crossing the land.

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.

Guide Price
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Lot 1 - £70,000
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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.

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.

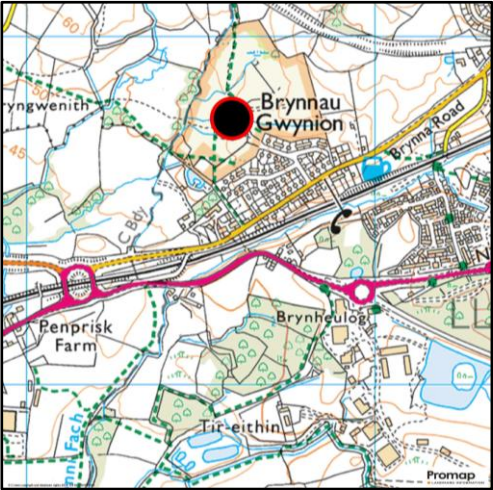
Health and Safety
Given the potential hazards of agricultural land, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

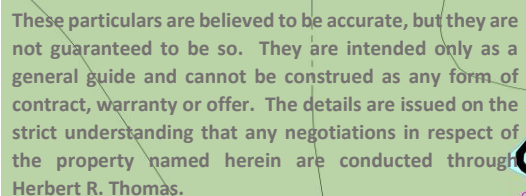
Development Clawback
The land will be sold subject to a 20-year Development Clawback Arrangement. The permitted use will be an Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 30% of the Development Value less the current use value.

Directions
Postcode: **CF35 6PL**

From Pencoed College Campus roundabout, travel east onto Penybont road, at the next roundabout take the 2nd exit onto Brynna Road, take a left hand turn onto Red Roofs Close (Opposite Mountain Hare Inn Pub). Follow the road until you reach the access gate.

What3Words: ///drifting.paddocks.flicks





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

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Contact: Grace Thomas

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