



hrt
herbert r thomas

Approximately 9.04
Acres of Land

Off Heol Y Parc
Pentyrch,
Cardiff
CF15 9NB

hrt.uk.com

Approximately 9.04 acres
of Agricultural Land

By Informal Tender

Guide Price:
£108,000 - £162,000



Approximately 9.04 acres
of Land

Rural Location

Unique opportunity

For Sale by Informal
Tender

Tender Deadline Friday
2nd October 2026 at 12
noon



Situation

The land is situated just off Heol Y Parc, located south of the village of Pentyrch.

Please see the attached location plan.

Description

The property extends to approximately 9.04 acres of sloping pastureland in a single field enclosure, as edged red on the attached site plan. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

The land may have long-term strategic value for non-agricultural use.

Access

Access to the land is from a field gate off Heol Y Parc. Access is marked with 'A' on the site plan.

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 presently does not benefit from mains water and electricity supplies.

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

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.

Development Clawback

The land is sold subject to a 45 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 30% 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

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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.

Method of Sale

The property is offered for sale by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: – Friday 2nd October 2026 at 12 noon

Please contact Andrew Thomas or Emily Flint for a tender form

01446 776386 / AndrewThomas@hrt.uk.com

01446 776393 / Emilyflint@hrt.uk.com

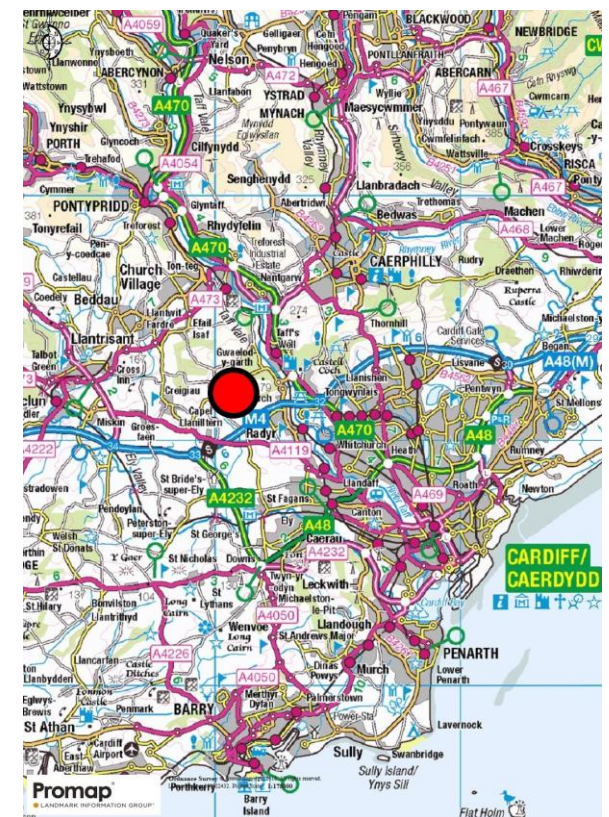
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

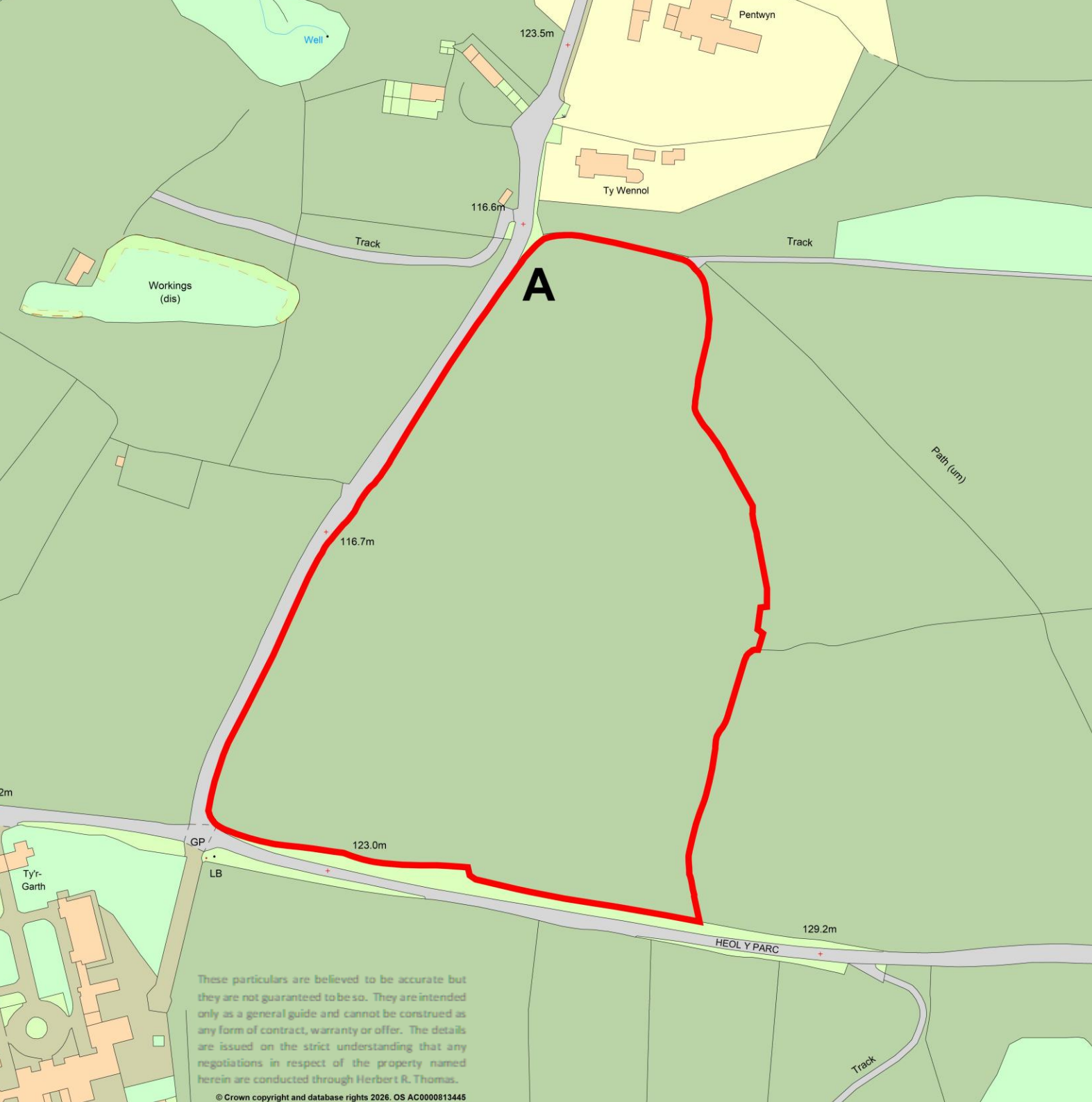
Directions

Postcode: CF15 9NB

What3Words: ///slices.worked.rocket

From Junction 34 of the M4 Motorway. Head on the A4119 towards Talbot Green, turn right at the 1st set of traffic lights to stay on the A4119. Continue for 2 miles, then turn left onto Cardiff Road. Turn right onto Heol Pant Y Gored, then turn right onto Penuel Road. Turn right on to Heol Y Parc. Look for the Herbert R Thomas For 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: **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.

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