



**hrt**  
herbert r thomas

Tyr-Capel Farm  
Brithdir  
New Tredegar  
NP24 6JZ

[hrt.uk.com](http://hrt.uk.com)

Approximately 108.56 acres  
of Agricultural Land,  
Woodland, Agricultural  
Buildings and a Large  
Farmhouse

For Sale by Informal Tender  
(unless previously sold by  
Private Treaty).

Guide Price:  
£550,000



Upland farm extending to  
108.56 acres

Rural Location

Outstanding views of the  
local landscape

A large, detached  
farmhouse set in an  
elevated position

Potential for barn  
conversion (subject to  
relevant planning)

## Situation

Tyr-Capel Farm is a rural property located just outside the village of Brithdir, north of Bargoed Town centre. The property benefits from scenic countryside views, excellent road links and access to many local amenities in Brithdir, with a larger supermarket and more community services located in Bargoed.

The property is a short distance from the A469, providing transport throughout the Rhymney valley, from the Heads of the Valleys Road to Caerphilly and Cardiff.

## Description

The property comprises approximately 108.56 acres of woodland, six field parcels of gently sloping pastureland, two agricultural buildings and a large, detached farmhouse in need of renovation.

The land can be further broken down into 19.8 acres of pasture and 87.6 acres of mature woodland. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use. The buildings comprise of a traditional stone barn with development potential with the relevant planning permission and a steel portal frame building, currently in a poor state of repair.

The boundaries comprise a mixture of traditional dry-stone wall, mature trees and hedge row and wooden post, rylock and barbed wire fencing.

## Accommodation

The property comprises of a two-storey, traditional farmhouse with many original character features, including exposed rustic beams and statement staircase, together with a detached garage and spacious driveway. The property is in need of renovation.

## Ground Floor

Three large reception rooms, conservatory, kitchen and utility room.

## First Floor

Three spacious double bedrooms and family bathroom.

## Access

Access to the farm is via a private driveway from a country lane off the A469.

## 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

Mains electricity is connected to the farmhouse. Spring water supply, oil central heating and foul drainage to septic tank.

## Council Tax / EPC

Farmhouse – Band: E EPC Rating: Expired

## 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 public footpaths crossing the land.

## Common Rights

The property benefits from registered common rights on the Gelligaer and Merthyr Common. Number of common rights TBC.

## Clawback

The farm is being sold subject to a 50-year 50% clawback in respect of the common grazing rights attaching to the holding and any future right during the term of the overage period to share in such monies held by the Gelligaer and Merthyr Commoners Association arising from the subject common rights.

## 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.

## Tenure and Possession

Freehold with Vacant Possession upon completion.

## Guide Price

Guide Price – £550,000

## 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.

Tender deadline – 7<sup>th</sup> August at 12 noon.

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

Please contact Andrew Thomas or Robert David.

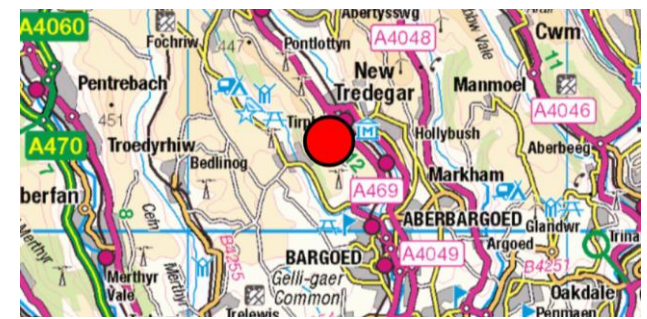
01446 776386 / [andrewthomas@hrt.uk.com](mailto:andrewthomas@hrt.uk.com)

01446 776397 / [robertdavid@hrt.uk.com](mailto:robertdavid@hrt.uk.com)

## Directions

Postcode: NP24 6JZ

Exit the M4 at J32 and join the A470 northbound. Take the exit for the A468 toward Caerphilly, join the A469 through Ystrad Mynach, Follow the A469 through Bargoed, taking a sharp right hand bend uphill towards Brithdir. Take the first left up a country lane, the farm entrance is the second on the left, approached via a narrow farm track. What3Words: dawn.anode.crockery







59 High Street, Cowbridge  
 Vale of Glamorgan, CF71 7YL  
 Tel: 01446 772911  
 Email: sales@hrt.uk.com

**Tyr Capel Fam, New Tradegar**

SCALE : 1 : 5000 @ A4

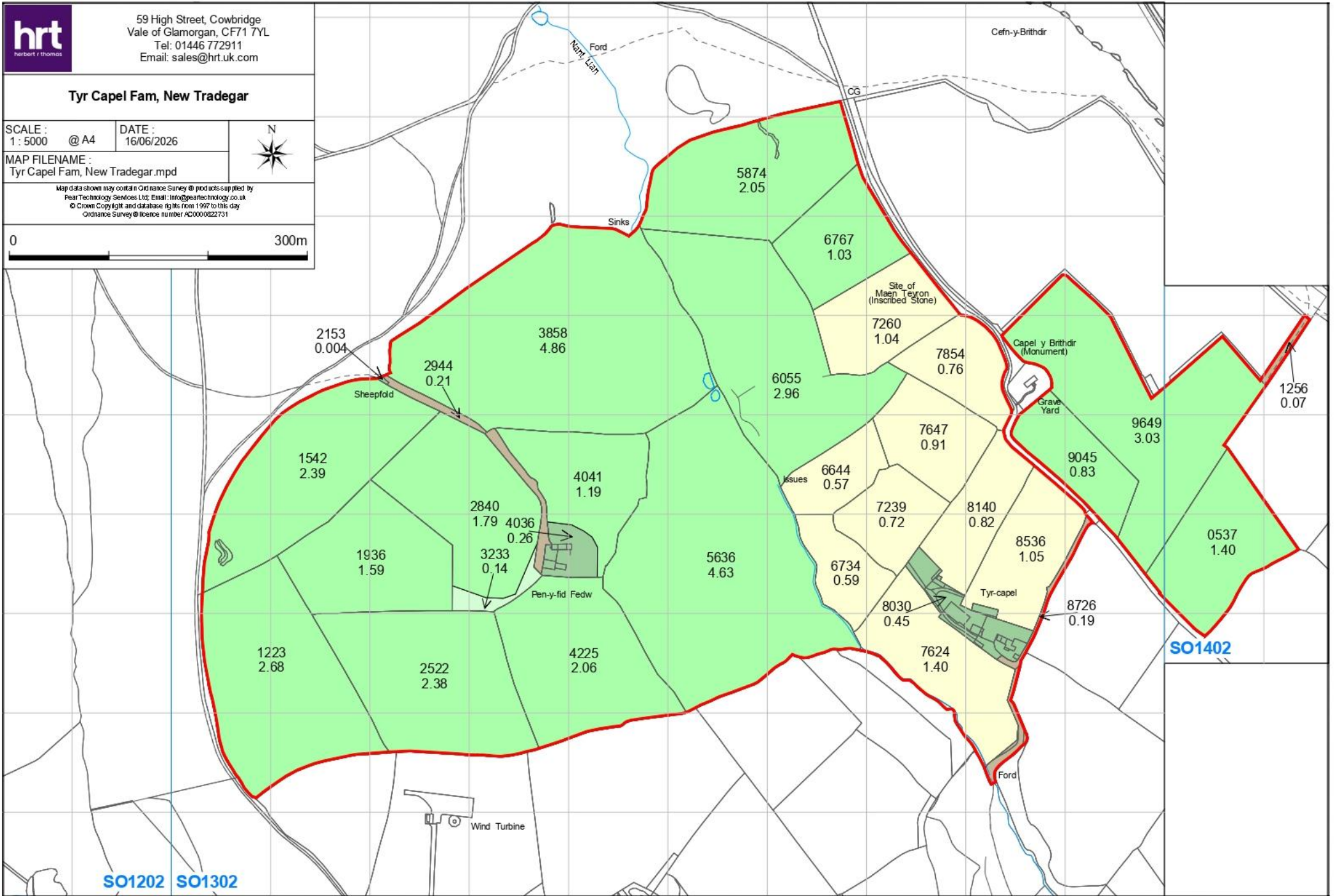
DATE : 16/06/2026



MAP FILENAME : Tyr Capel Fam, New Tradegar.mpd

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## 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: **Rob David**

Tel: **01446 776397**

E-mail: **RobertDavid@hrt.uk.com**

[hrt.uk.com](http://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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