



hrt
herbert r thomas

Approximately 13.37
acres of land

Tyn Y Caeau Lane
Porthcawl
CF36 5SU

hrt.uk.com

Approximately 13.37 acres
of Agricultural Land

By Informal Tender

Guide Price:
£170,000 - £235,000



Approximately 13.37
acres of Land

Rural Location on edge of
Porthcawl

Unique opportunity

For Sale by Informal
Tender

Tender Deadline Friday
10th July 2026 at 12 noon



Situation

The land is situated to the northeast of Porthcawl town centre, to the north of Newton and the A4106 Bridgend Road, with access available directly off Tyn y Caeau Lane. The land is within a short travelling distance of local amenities. In addition, it lies close to Newton Beach and Merthyr Mawr Sand Dunes, providing excellent hacking opportunities for equestrian enthusiasts. Please see the attached location plan.

Description

The property comprises a total of approximately 13.36 acres of gently sloping pastureland and a small area of open woodland against the northeast boundary. The land is currently divided into various individual enclosures and benefits from two timber field shelters.

The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Access

Access to the land is from a gate in the southeast corner of the field enclosure directly off Tyn y Caeau lane.

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 currently benefits from a mains water supply. 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 subject to a 50% development clawback in favour of the previous vendors with 27 years remaining.

Boundaries

Generally, the land appears stockproof for horses. Boundaries comprise hedge with some post and 2 strands of barbed wire fencing.

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 – £170,000 – £235,000

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. Nb: There are currently horses on the land.

Method of Sale

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

Tender Deadline: Friday 10th July 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.

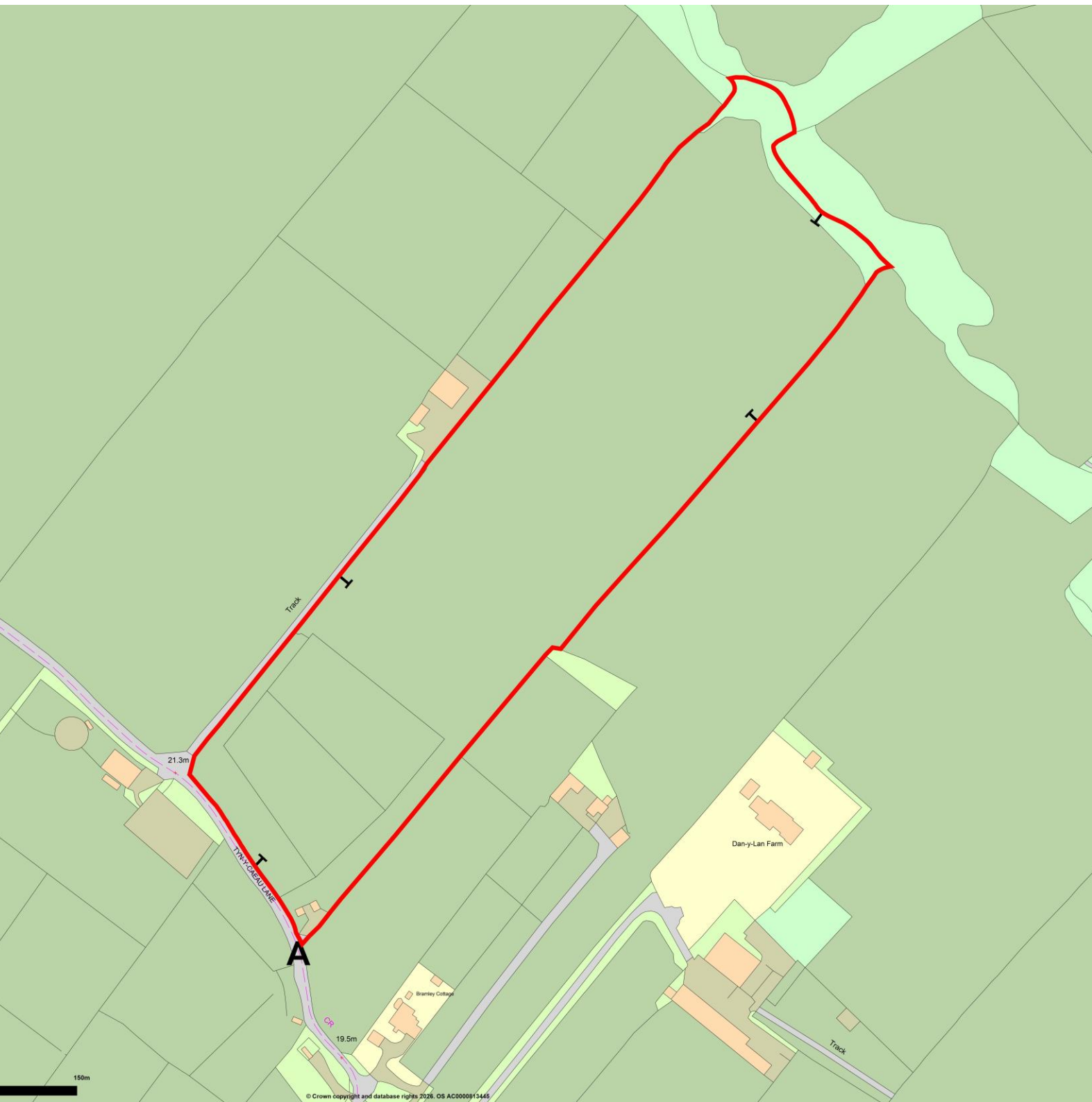
Directions

Postcode: CF36 5SU

What3Words:///attending.hill.giants

From Cowbridge, proceed northwest along High Street (A4222) and continue to follow the A4222. Turn left onto Darren Hill (A4222) and then merge onto the A48 Cowbridge By-Pass via the slip road signposted M4/Bridgend. Continue along the A48 for approximately 8 miles, proceeding straight over several roundabouts. At the roundabout, take the first exit onto Bridgend Road (A4106) and continue towards Porthcawl. At the next roundabout, take the third exit onto Tyn y Caeau Lane, where the property will be found a short distance on the right-hand side.





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

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.

hrt
herbert r thomas

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

hrt Est. 1926

