

hrt

herbert r thomas

TO LET

Approximately
45.76 acres of
upland grazing

Tymeinwr Farm

Tymeinwr

Avenue

Blaengarw

Bridgend

CF32 8NE

hrt.uk.com



Situation

Located in the Garw Valley, the land is situated directly to the east of Pontycymer, approximately 7 miles north of Bridgend. See Location Plan attached.

Description

The land extends to approximately 45.76 acres of upland pasture suitable for cattle and sheep grazing. The land benefits from a natural water supply.

The external boundaries are stockproof.

The Licensee will have the ability to use an existing portal frame building located in the centre of holding for the handling of livestock.

Access

Access to the land is via a hardcore track off St David Street.

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 benefits from a natural water supply.

Method of Letting

The land is being offered to let under a grazing licence and mowing licence. The letting will commence on 16th April 2026 and will terminate on 30th September 2026.

The licence fee will be paid in full at the commencement of the letting.

The Licensee will be expected to comply with the necessary cross compliance obligations.

NOTE: The landowner will retain the benefit of any Basic Payment Scheme claim.

Insurance

The tenant will be required to have their own public and occupiers' liability Insurance.

Fees

The Licensee will be responsible to pay £250 plus VAT towards the Licensor's Agent's fees.

Basic Payment Scheme

The landowner will retain the benefit of any Basic Payment Scheme claim.

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.

Letting

Tenders are to be submitted to the Cowbridge office by Monday 13th April 2026.

Please note the Vendor is not obliged to accept the highest or any offer.

Directions

What Three Words: ///bubbles.blame.curls
Postcode: CF32 8NE

Viewing Arrangements

Viewing strictly by appointment only.

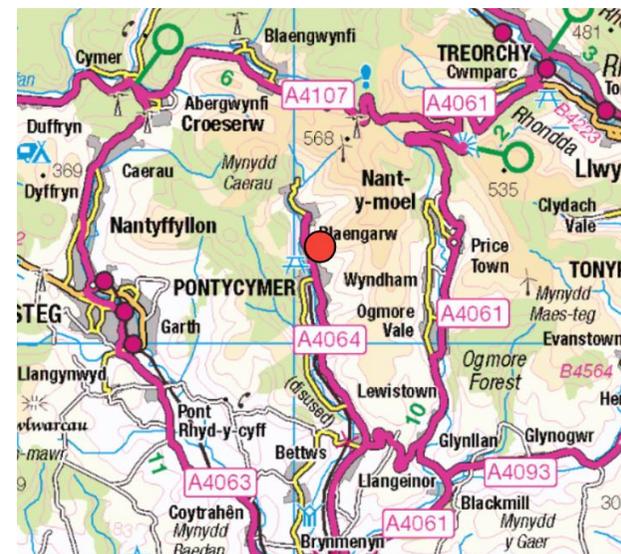
Interested parties must contact the Agents to arrange an inspection of the land.

For further information please contact:

Contact: Eifion Morgan

Tel: 01446 776379

E-mail: eifionmorgan@hrt.uk.com



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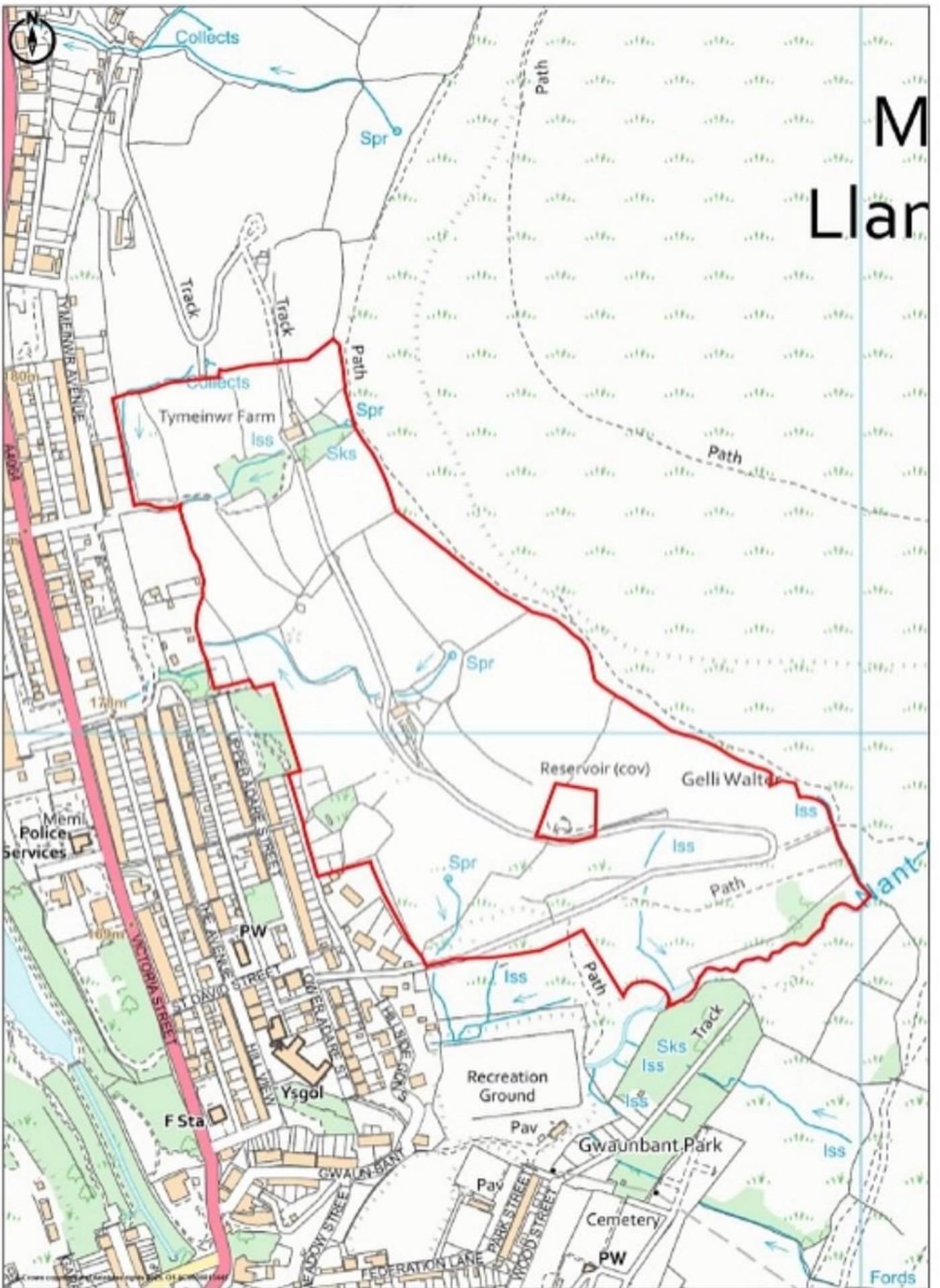
59 High Street, Cowbridge, Vale of Glamorgan,
CF71 7YL,

01446 776379

agri@hrt.uk.com

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TO LET

APPROXIMATELY 45 ACRES OF UPLAND GRAZING LAND.

Land at Tymeinwr Farm

Approximately 45 acres of upland grazing

Name of Interested Parties _____

Address _____

Postcode _____

Contact Number _____

Email Address _____

Please provide proof of address e.g driver licence/passport/utility bill when submitting this tender. Any tender received without proof of address may not be considered.

**PLEASE DETAIL YOUR OFFER(S) BELOW AND SUBMIT TO: eifionmorgan@hrt.uk.com
Herbert R Thomas, 59 High Street, Cowbridge CF71 7YL
By Monday 13th April 2026 at 12 Noon**

I hereby tender the sum of :-

£ _____

Grazing and Mowing Licence to commence 16th April 2026 until and including 30th September 2026

Signed: _____ Date: _____

Printed: _____

*** Please note: The Landlord reserves the right not to accept the highest offer, or any offer put forward.**