



hrt

herbert r thomas

Approximately 2.05 of Land
Brynteg Terrace
New Tredegar
NP24 6NU
hrt.uk.com

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of Land
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For Sale by Private Treaty

Guide Price:
£20,000

- Approximately 2.05 acres of Land
- Amenity land
- Unique opportunity
- Existing storage shelters
- For Sale by Private Treaty



The land is situated to the south of New Tredegar town centre, off Brynteg Terrace. The land is a short travelling distance from convenient amenities. Please see the attached location plan.

A rare opportunity to acquire approximately 2.05 acres of land in New Tredegar. Positioned within an established residential area, the site benefits from convenient access off Brynteg Terrace.

The land benefits from sheds and shelters providing valuable storage and operational space.

Currently slightly overgrown, the land presents significant scope for enhancement and is ideal for gardening enthusiasts, orchard development, community growing initiatives, or recreational horticultural use. A unique parcel of land with considerable potential and established character.

The land is not currently entered into any schemes.

Access to the land is from Brynteg Terrace.

The property is offered for sale by Private Treaty.

We are not aware of any services.

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

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

Freehold with Vacant Possession upon completion.

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 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 are excepted.

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.

Guide Price – £20,000

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

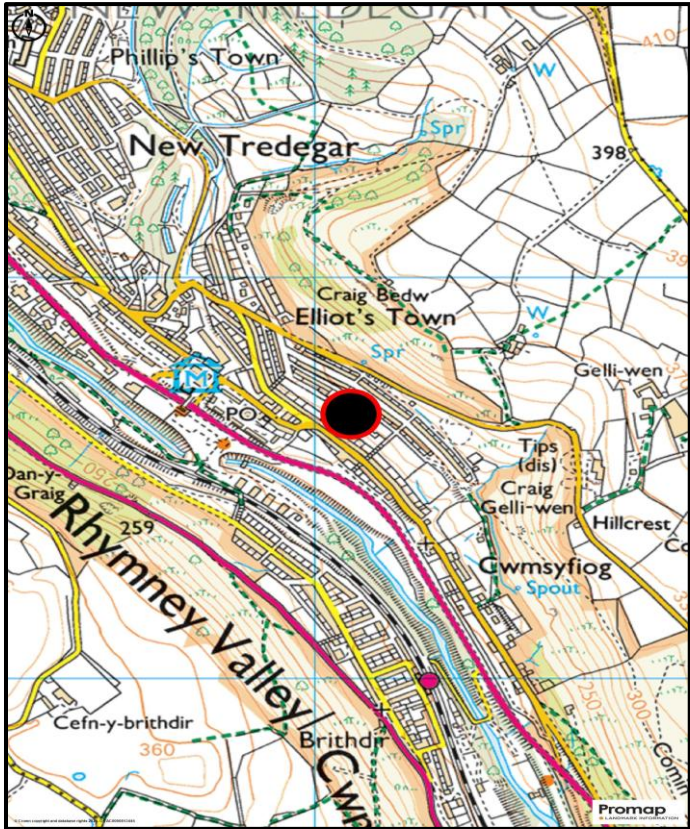
Given the potential hazards of agricultural land, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

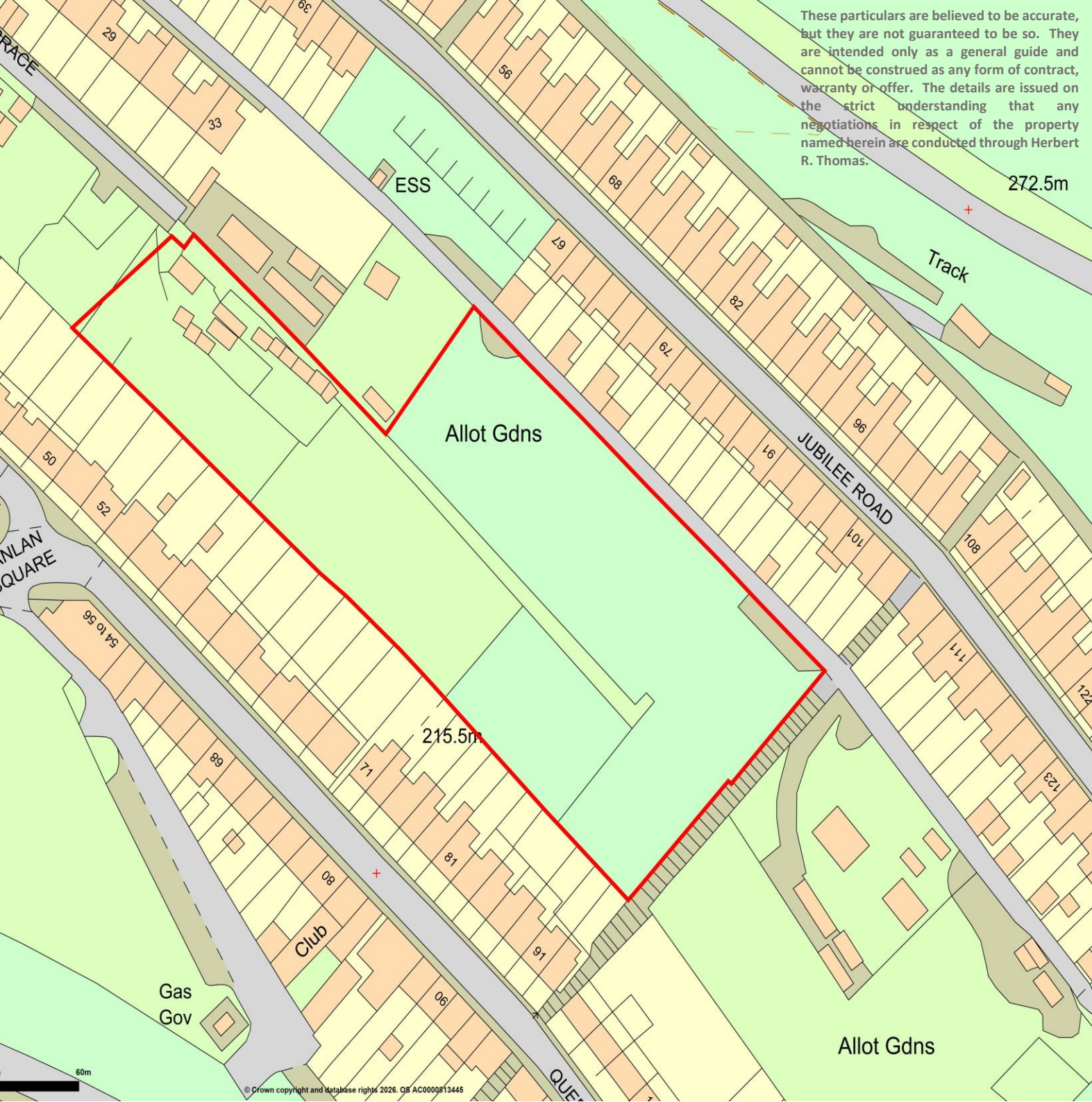
The land will be sold subject to a 40-year Development Clawback Arrangement. The permitted use will be an Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 30% of the Development Value less the current use value.

Postcode: **NP24 6NU**

Travelling northbound on the A4049 from Aberbargoed, turn right onto Cross Street, following the round about to the left, then take a right onto Bedwelly Road. Follow the road around to the right, then turn right onto Alexandra Road, continuing onto Brynteg Terrace. The access gate will be located in front of you.

What3Words: lance.developed.lifestyle





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.

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: **Elliott Rees**

Tel: **01446 776395**

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

Contact: **Grace Thomas**

Tel: **01446 776379**

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

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