



hrt

herbert r thomas

Approximately 12.71

acres of Land

Llanblethian

Cowbridge

CF71 7JB

hrt.uk.com

Approximately 12.71 acres
of Agricultural Land
Llanblethian
Cowbridge
CF71 7JB

Available By Online Auction

Guide Price:
£185,000



Approximately 12.71 acres
of Land

Edge of Cowbridge and
Llanblethian

For Sale by Online Auction

The Auction end date is
Friday 31st July 2026 at 12
Noon

No Development Clawback



Situation

The land is situated on the edge of Cowbridge town and Llanblethian village. The land is conveniently located being situated approximately 6.4 miles east of Bridgend and approximately 16.20 miles west of Cardiff. Please see the attached location plan.

Description

The land comprises a total of approximately 12.71 acres of land (5.14 hectares) as outlined in red on the attached site plan.

The property is currently grazed as one parcel but is divided by The River Thaw. Generally, the property comprises undulating pastureland suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use. The land benefits from a 12ft access gate with a small cattle holding pen.

The land may have long-term strategic value for non-agricultural use, but the majority is presently designated in a low flood risk zone.

The property is currently grazed as one parcel with two adjoining additional parcels of land. There is no physical boundary between the subject property and the two adjoining parcels. These boundaries are marked B - C & D – E with the adjoining parcels being owned by separate third parties.

Please note, the adjoining parcel of land south of points B – C may be for sale in the future.

Generally, the property comprises level pastureland suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Access

Access to the land is from a 12ft galvanised field gate off Constitution Hill marked A on the attached 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 benefits from natural water. We are aware that mains water is available within the vicinity.

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

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

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 two footpaths crossing the land.

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.

There is no physical boundary between B – C & D – E. The adjoining land is owned by separate third parties. Please note, the adjoining parcel of land south of points B – C may be for sale in the future.

Tenure and Possession

Freehold. **A claim of tenancy rights has been asserted over the land and that more details can be provided on request. All correspondence is within the legal pack. We would recommend all prospective buyers obtain their own legal advice.**

Guide Price

£185,000

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 will be offered for sale by Online Auction (unless sold prior.) The Auction end date is:

Friday 31st July 2026 ending at 12 noon.

The Vendor reserves the right to withdraw or alter the property for sale prior to auction end date.

Vendor Solicitors

Berry Smith Lawyers, Haywood House, Dumfries Place, Cardiff, CF10 3GA.

Buyers and Administration Fee

The successful purchaser(s) will be liable to pay the sum of £4,800.00 to HRT/Bamboo as a contribution towards the online platform costs.

Legal Pack & Special Conditions of Sale

Please review all information within the Legal Pack. We would especially highlight the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which shall become payable by the successful purchaser(s). Such costs may include search fees, reimbursement of Sellers costs and legal fees and Transfer Fees amongst others.

Full auction details, legal pack, and registration information are available at: <https://www.hrt.uk.com/online-auctions>

Completion Date

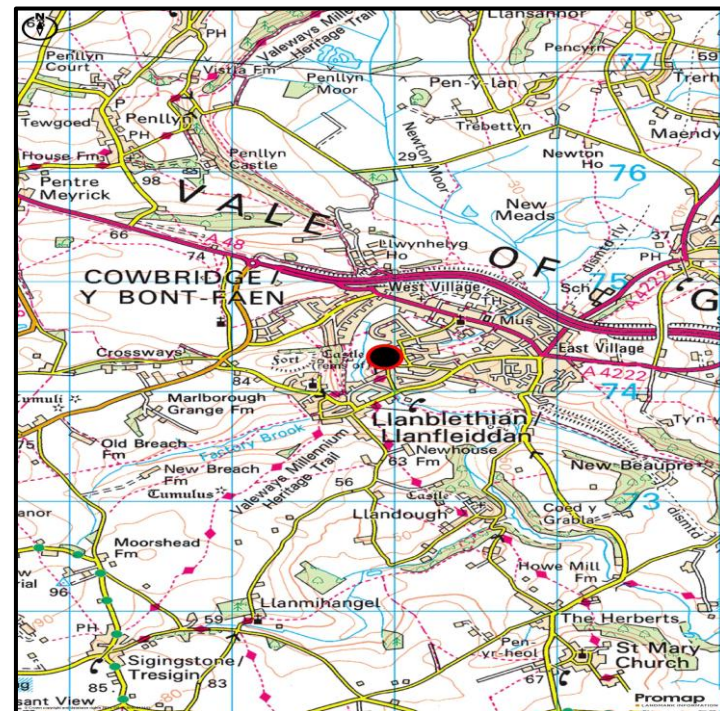
The completion date will be as dictated by the solicitor and included in the legal pack, shown as 20 working days after the auction.

Directions

What3Words:lordship.clinked.servicing

Postcode: CF71 7JB

From Herbert R Thomas Cowbridge, take a right turn off Cowbridge High Street onto Church Street. Continue on Church Street then Town Mill Road for approximately 0.3 miles. Continue round the bend onto Constitution Hill. The land will be situated on the right-hand side opposite Mill Park.





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**

hrt.uk.com



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

