



hrt

herbert r thomas

Approximately 8.10

acres

Pentwynmawr

Newbridge

NP11 4AJ

hrt.uk.com

Approximately 8.10 acres
of Agricultural Land

By Private Treaty

Guide Price:
£75,000

*Note: Agricultural Land only, no
residential dwelling



Approximately 8.10 acres
of Land

Rural Location

Unique opportunity

For Sale by Private Treaty



Situation

The land is situated directly to the south of Pentwynmawr and Newbridge. Pentwynmawr benefits from a range of local amenities. Nearby Newbridge offers a broader selection of facilities such as supermarkets, schools, leisure centre, cafes and excellent transport links via road and rail, providing convenient access to surrounding towns and cities.

Please see the attached location plan.

Description

The property extends to approximately 8.10 acres of gently sloping pastureland and woodland, arranged in four distinct field enclosures, as outlined in red on the accompanying site plan.

The land is well suited to mowing and grazing and offers potential for a range of uses, subject to any necessary consents, including agricultural, equestrian or amenity purposes.

The woodland area is designated as a Site of Importance for Nature Conservation (SINC), providing ecological value and an attractive natural feature within the holding.

Access

Access to the land is from Ton-Y-Pistell road south of A472.

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 presently benefits from a natural 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 the pipes whether referred to in these particulars or not. There are no footpaths crossing the land.

Development Clawback

The land is sold subject to a 40-year Development Clawback. The permitted use will be Agricultural or Equestrian use. The grant of Planning Permission will trigger the clawback at a rate of 20% of the Development Value less the current use value.

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.

Basic Payment Scheme

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

Tenure and Possession

Freehold with Vacant Possession upon completion.

The land is subject to a Grazing Licence that expires on 30th September 2026.

Guide Price

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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 Private Treaty.

Please contact Robert David or Grace Thomas.

01446 776395 / robertdavid@hrt.uk.com

01446 776379 / gracethomas@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: NP11 4AJ

From A472 heading north to Pontllanfraith. At the roundabout take the 3rd exit signposted Mynyddislwyn. Follow Ton-Y-Pistyll Road for 0.6 miles. The H R Thomas For Sale sign will be on your right-hand side.

What3Words: ///defender.valued.computer





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: Robert David
Tel: 01446 776395
E-mail: robertdavid@hrt.uk.com

Contact: Grace Thomas
Tel: 01446 776379
E-mail: gracethomas@hrt.uk.com

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a guide and cannot be construed as a statement of fact, warranty or offer. The details are intended to give a general understanding that any potential purchaser of the property named herein should consult their solicitor.