

An aerial photograph of a large, rectangular green field, likely a pasture or agricultural land. The field is bordered by a dark green hedge on the left and right sides. A narrow road or path runs along the left side of the field. In the background, there are several small buildings, possibly houses or farmhouses, and more fields. The overall scene is rural and peaceful.

**hrt**

herbert r thomas

Approximately  
10.31 Acres of land  
Hendre Road  
Pencoed  
Bridgend  
CF35 6RA

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Available as a Whole or in  
Two Lots

By Private Treaty

Lot 1 - Approximately 8.20  
acres - £150,000

Lot 2 - Approximately 2.11  
acres - £60,000



- Approximately 10.31 acres of Land
- Rural Location
- Unique opportunity
- Suitable for agricultural or equestrian use
- Available as a Whole or in Two Lots
- For Sale by Private Treaty



Situation

The land is situated just 2.5 miles northeast of Bridgend Town Centre, on Hendre Road, just outside of Pencoed. The land is a short travelling distance from convenient amenities.

Description

The property extends to approximately 10.31 acres of level pastureland in two separate field enclosures, as shown on the attached site plan. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Lot 1:

The land extends to approximately 8.20 acres of pastureland as edged red on the plan. There are two access points through field gates off Hendre Road, marked ‘A’ on the plan. The boundaries comprise of mature hedgerow and appear to be stockproof.

The land benefits from mains water connection via a water through. We are informed that the supply crosses third party land without the benefit of a legal easement. The vendors will not be entering into an easement as part of the sale. In the event any purchaser has any concerns regarding this matter, they will need to install a new connection via Hendre Road. The property may offer potential for agricultural, equestrian or amenity use.

Lot 2:

The land extends to approximately 2.11 acres of pastureland as edged blue on the plan. Access to the property is through a field gate on Hendre Road, marked ‘A’ on the plan. The boundaries comprise of mature hedgerow and appear to be stockproof. The property may offer potential for agricultural, equestrian or amenity use.

Basic Payment Scheme/ Sustainable Farming Scheme

The land is not currently entered into any schemes.

Access

Access to each lot is marked ‘A’ on the plan. Both lots have access available off Hendre Road.

Method of Sale

The property is offered for sale by Private Treaty.

Services

Lot 1 benefits from mains water connection. We are informed that the supply crosses third party land without the benefit of a legal easement. The vendors will not be entering into an easement as part of the sale. In the event any purchaser has any concerns regarding this matter, they will need to install a new connection via Hendre Road.

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

Fixtures and Fittings

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

Tenure and Possession

Freehold with Vacant Possession upon completion.

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.

Sporting, Timber & Minerals

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.

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 property.

Disputes

Should any dispute arise as the boundaries or any point arising in the General Remarks and Stipulations or Particulars of the Sale, Schedule, Plan or interpretation of any of them the questions will be referred to the arbitration of the selling agents, whose decision as expert shall be final.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of the completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller’s payments.

Guide Price

**As a whole:** Approximately 10.31 acres (4.17 hectares) - £210,000  
**Lot 1:** Approximately 8.2 acres (3.32 hectares) - £150,000  
**Lot 2:** Approximately 2.11 acres (0.85 hectares) - £60,000

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.

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.

Development Clawback

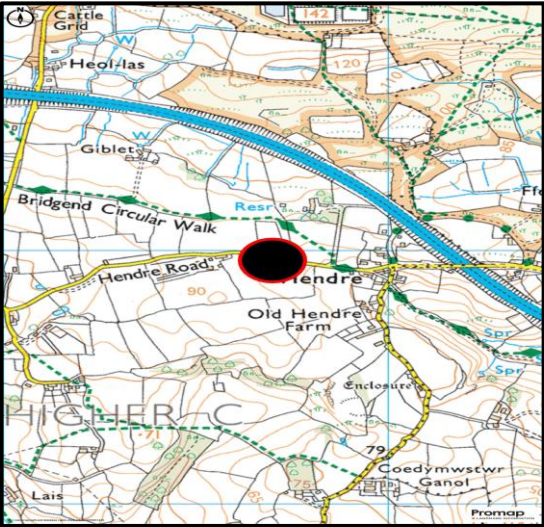
The property will be sold subject to a 50-year Development Clawback Arrangement. The permitted use will be Agricultural or Equestrian. The clawback will be triggered via a sale or development whichever comes first at a rate of 30% of the Development Value less the current use value.

Directions

Postcode: **CF35 6RA**

Travelling north on Coychurch Road through Pencoed, turn left at the War Memorial onto Hendre Road, continue on Hendre Road for 1.5 miles. After travelling through Hendre, access to Lot 1 is the third field gateway on the left. Access to Lot 2 is the second field gateway on the right.

**What3Words:**    [:///classmate.sentences.enjoys](#)  
                      [:///vans.amending.captive](#)













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](mailto:elliottrees@hrt.uk.com)

Contact: Grace Thomas

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