



hrt

herbert r thomas

Approximately
45.78 acres of land

Formerly part of
Isycoed Farm
City

Cowbridge

CF71 7RW

hrt.uk.com

Approximately 45.78 acres
of Agricultural Land

For Sale by Private Treaty

Available as a Whole or in
Three Lots -

Lot 1 - 18.18 acres of
pastureland

Lot 2 - 14.78 acres of
pastureland

Lot 3 - 12.82 acres of
woodland



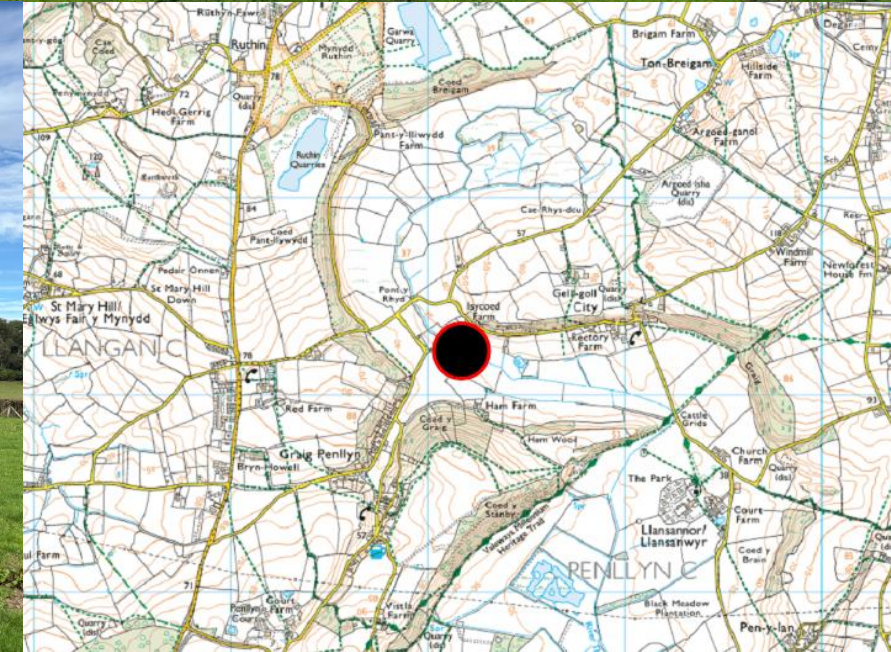
Approximately 45.78
acres of Land

Rural Location

Unique opportunity

Available as a whole or in
three lots

For Sale by Private Treaty



Situation

The land is situated near the villages of City and Graig Penllyn, a short distance from the market town of Cowbridge, in the Vale of Glamorgan.

The land lies within close proximity to Pencoed and Junction 35 of the M4 Motorway.

Please see the attached location plan.

Description

The property extends to approximately 45.78 acres of land, comprising approximately 32.96 acres of level or gently sloping pastureland in three field parcels, along with approximately 12.82 acres of woodland as outlined on the attached site plan.

Lot 1: The land extends to approximately 18.18 acres of level and gently sloping pastureland as edged in red on the site plan. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Lot 2: The land extends to approximately 14.78 acres of level pasture land as edged in blue on the site plan. The River Thaw runs alongside the land. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Lot 3: The land extends to approximately 12.82 acres of woodland as edged in purple on the site plan.

Isycoed Farm

Prospective buyers are advised that Isycoed Farmhouse, buildings and approximately 29.97 acres of land are being offered for sale separately by private treaty. Please contact the Seller's Agents for more details.

Access

Access to each lot is marked 'A' on the 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 currently benefits from a mains water connection. These supplies will be disconnected prior to completion of the sale. The buyer will be required to obtain their own mains supplies of water.

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 other pipes whether referred to in these particulars or not. There are no 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. Boundary responsibility is shown with inward facing 'T' marks where known.

Basic Payment Scheme / Sustainable Farming Scheme

As far as we are aware, the land is not currently entered into any scheme.

Tenure and Possession

Freehold with Vacant Possession upon completion. The land is subject to a Grazing Licence that expires on 15th October 2026.

Guide Price

As a Whole – 45.78 acres of land – Offers in excess of £300,000

Lot 1 – 18.18 acres of land – £160,000

Lot 2 – 14.78 acres of land – £105,000

Lot 3 – 12.82 acres of woodland – £40,000

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. Nb: There are currently cows with calves on part of the land.

Method of Sale

The property is offered for sale by Private Treaty. The sellers reserve the right to seek best bids.

Please contact Andrew Thomas or Emily Flint for further information:

01446 776386 / AndrewThomas@hrt.uk.com

01446 776393 / Emilyflint@hrt.uk.com

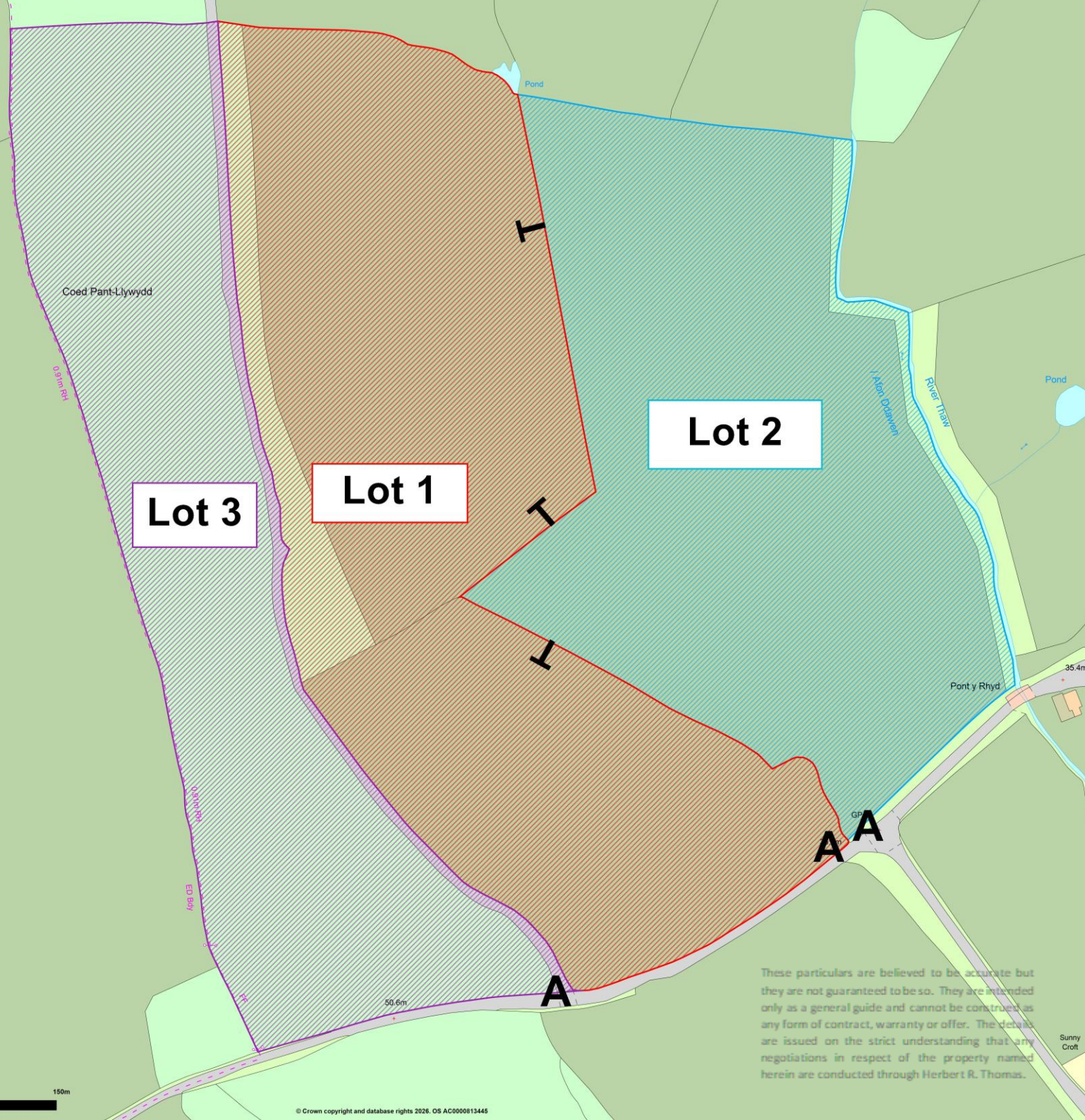
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: CF71 7RW

What3Words: [///reflected.estuaries.bits](https://www.what3words.com/reflect-ed-estuar-ies)

From Cowbridge Town Centre, head west on Highstreet/A4222 for 0.5 miles and merge onto Cowbridge By-Pass/A48. Continue for 1 mile, then turn right at Pentre Meyrick Cross. After about 1.5 miles turn right down the country lane signposted City. Continue along the lane for half a mile, the access to the land is on the left.



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: **Andrew Thomas**

Tel: 01446 776386

E-mail: AndrewThomas@hrt.uk.com

Contact: **Emily Flint**

Tel: 01446 776393

E-mail: EmilyFlint@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 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.