



hrt

herbert r thomas

Approximately 22.52
acres of Land
Hendredenny Uchaf Farm
Caerphilly
CF83 2RL

hrt.uk.com

Approximately 22.52 acres
of Agricultural Land

By Private Treaty

Guide Price:
£145,000

- Approximately 22.52 acres of land
- Suitable for mowing and grazing
- Unique opportunity
- For Sale by Private Treaty
- Outskirts of Caerphilly
- Ancient woodland



Location

The land is situated between Abertridwr and Hendredenny Park, northwest of Caerphilly town centre. The land lies approximately 6 miles north of Cardiff and within close proximity of Junction 32 of the M4. Please see the attached location plan.

Description

The property extends to approximately 22.52 acres of sloping pastureland and woodland, arranged in multiple field enclosures, as outlined in red on the accompanying site plan.

The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

There is approximately 5.8 acres of designated ancient woodland which offers biodiversity and potential access to public money for public goods schemes. The ancient woodland holds an attractive natural feature within the holding.

Sustainable Farming Scheme

The land is currently entered into the Sustainable Farming Scheme.

Access

Access to the land is from a country lane known as Bronmynydd. The access gate is marked ‘A’ on the attached site plan.

Method of Sale

The property is offered for sale by Private Treaty.

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 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.

The buyer is to erect a fence between points marked ‘B’ and ‘C’ on the site plan. The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundary indicated by the inward facing “T” marks on the plan.

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 the pipes whether referred to in these particulars or not. There are no footpaths crossing the land.

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

Guide Price – £145,000

Viewing Arrangements

Interested parties must contact the Seller’s Agents to arrange an inspection of the land.

Plans, Areas and Schedules

These have been prepared as carefully as possible and are based on the Land Registry Title and associated Plans. The

plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not 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

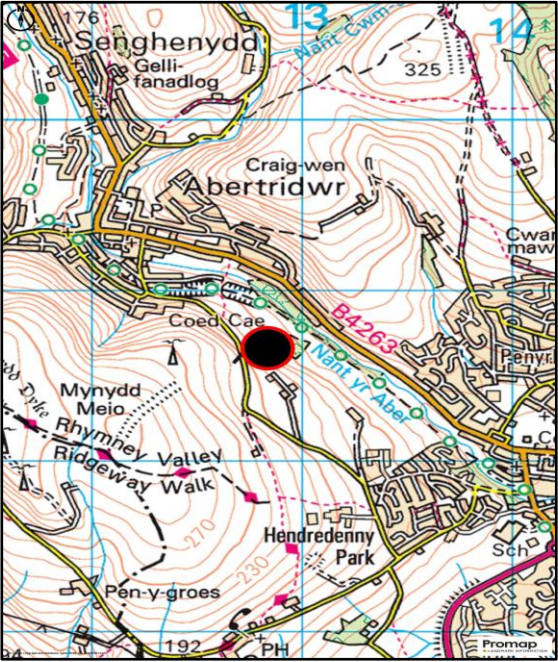
The land will be sold subject to a 40-year Development Clawback Arrangement. The permitted use will be an Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 30%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

Directions

Postcode: CF83 2RL

What3Words: ///brightens.fashion.sketching

From the A470 head east along Caerphilly Road (A468) for two miles, take the first exit at the roundabout to St Cenydd Road. Continue for 0.3 miles and take a left hand turn at the roundabout. Continue along B4263 for 1.4 miles and take a left hand turn onto Aberfawr Road after 0.2 miles take a further left hand turn onto Bronmynydd. Continue on Bronmynydd for 0.3 miles, the gateway to the land is on the left.







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

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**

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 776379
Agri@hrt.uk.com

