



38.46 acres of
Agricultural Land &
Farm Buildings

Land formerly part of
Halt Farm, Rudry
Caerphilly CF83 3DG
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herbert r thomas

Approximately 38.46 acres of agricultural land & farm buildings

Land formerly part of
Halt Farm,
Rudry, Caerphilly,
CF83 3DG

Guide Price – £395,000

- **Approx. 38.46 acres**
- **Farm Buildings**
- **Guide Price: £395,000**
- **Private Treaty**

Situation

The property is situated on edge of Rudry. A short travelling distance from Caerphilly providing convenient amenities.

Please see the attached location plan.

Description

The property extends to approximately 38.46 acres of gently sloping and flat pasture land, rush land and woodland, as edged red on the plan. The majority of the land is fenced and is suitable for grazing of livestock and producing fodder. The property includes an L Shaped red brick building which appears suitable agricultural and amenity purposes and may offer potential for conversion subject to any necessary planning consent. The property also benefits from a small, corrugated sheet barn currently used to house livestock.

Access

Access to the property is taken from an unnamed Road marked "A" on the attached site plan. The property includes a right of way in favour of an adjoining property owner marked in blue on the attached site plan.

Boundaries

The responsibility for boundary maintenance, are not known.

The field boundaries are in the form of established hedgerows with livestock fencing. The properties south boundary adjoins a disused railway track, this boundary is not current stockproof.

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 property does benefit from a natural water supply. Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water regarding any potential mains water supply.

Basic Payment Scheme

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

Guide Price

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Health and Safety Public Rights of Way

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.

Tenure and Possession

Freehold with Vacant Possession on Completion. Part of the land is currently subject to a Farm Business Tenancy until 31st October 2021.

Method of Sale

Private Treaty

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.



Directions

Postcode: CF83 3DG

From then A470 take the exit sign posted for Caerphilly (A468). Head in an eastern direction along Caerphilly Road for approximately 1.1 miles, at the roundabout take the second exit onto A468. Continue on this road (A468) for approximately 3.4 miles travelling through a total of 4 roundabouts. Following this, take the next left-hand turn onto an unnamed road. Follow the road for 0.6 where the property shall be situated on the left-hand side identified by a Herbert R Thomas For Sale sign.

Viewing Arrangements

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

For further information please contact:

Contact: W. Philip Thomas

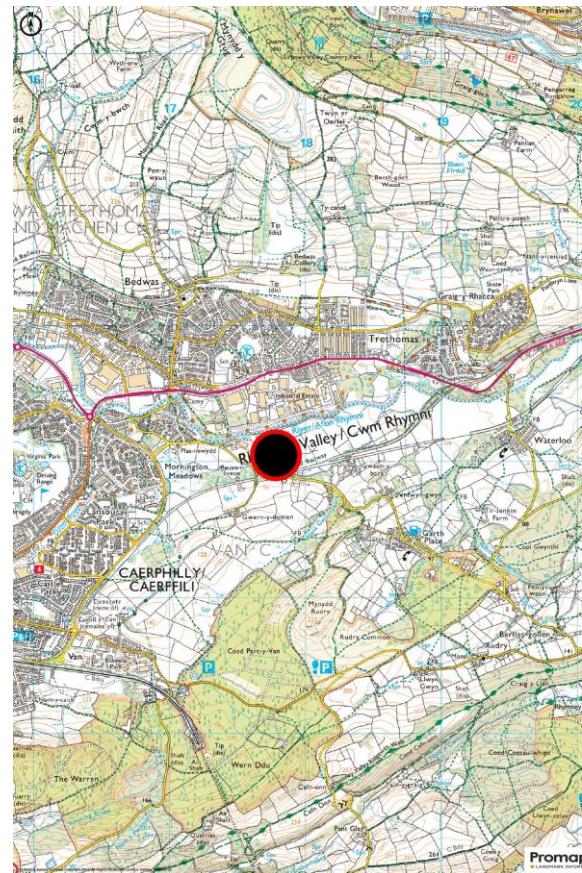
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



