



72.21 acres of
Agricultural Land

Land forming Part of Cwm Farm
Morganstown
CF15 8LB

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Approximately 72.21 Acres of Agricultural Land

Available In 4 Lots

Land forming Part of Cwm Farm
Morganstown
CF15 8LB

By Private Treaty
Guide Price: £525,000

- Approximately 72.21 acres (29.22 hectares) of pastureland
- Suitable for:
Grazing of Livestock
Mowing Purposes
Equestrian Use
- Available in 4 Lots
- Lot 1: Guide Price - £350,000
- Lot 2: Guide Price - £55,000
- Lot 3: Guide Price - £100,000
- Lot 4: Guide Price - £20,000
- Part with High Amenity Value
- Edge of Morganstown
- Private Treaty

Location

The land is situated on the edge of Morganstown which lies approximately 5 miles northwest of Cardiff City Centre. The land is situated within close proximity of J32 of the M4 and Radyr.

The land adjoins Taffs Well Quarry and is located within close proximity to a large urban conurbation.

Description

The land extends in total to approximately 72.21 acres as edged in red on the plan (29.22 hectares). The land comprises a mixture of permanent pasture suitable for grazing and mowing purposes, woodland and overgrown/scrubland.

The pastureland/grazing land is predominantly south facing, sloping pasture comprised within one enclosure and appears stockproof within the external boundaries.

The overgrown/scrubland comprising approximately 24.91 acres of land and offers biodiversity and potential access to public money for public goods schemes. We are aware that the overgrown/scrubland is identified as a Site of Importance for Nature Conservation (SINC). Adopted Local Development Plan Link: <https://www.cardiffldp.co.uk/adopted-local-development-plan/>.

The remaining land/woodland is ungrazed. Buyers should be aware that there is Japanese knotweed on the land.

Lotting

The land is available in 4 lots as shown on the plan.

Lot 1 (Coloured Yellow): Approximately 64.61 acres - Guide Price £350,000

Lot 2 (Coloured Pink): Approximately 3.53 acres - Guide Price £55,000

Lot 3 (Coloured Green): Approximately 2.56 acres - Guide Price £100,000

Lot 4 (Coloured Blue): Approximately 1.51 acres - Guide Price £20,000

Lot 1:

Approximately 64.61 acres of pastureland/grazing land, woodland and overgrown/scrubland as coloured in yellow on the plan. The majority comprises good quality sloping pasture suitable for grazing and mowing purposes and a large area of overgrown/scrubland which requires some fencing works. Access is via a hardcore track from the adopted highway known as Ffordd Treforgan.

Lot 2:

Approximately 3.53 acres of permanent pasture as coloured in pink on the plan. The land comprises gently sloping pastureland. Access is available via a Right of Way over the hardcore access track included in Lot 1. There is opportunity for a separate access point, via a dropped kerb off Ffordd Treforgan.

Lot 3:

Approximately 2.56 acres of land as coloured in green on the plan. The parcel of land is within the sought-after area of Morganstown, adjacent to a housing estate. The land offers potential for development (subject to necessary planning permissions). Foot access is off the roundabout on Ffordd Treforgan.

Lot 4:

Approximately 1.51 acres of woodland as coloured in blue on the plan. The land is amenity woodland ideally situated in Morganstown adjoining a number of residential dwellings. Access is off Ffordd Treforgan. The property benefits from foot access only via a Public Right of Way.

Basic Payment Scheme

We are informed the land has been previously registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale.

Access

Access to each lot is each marked 'A' on the plan. Lot 2 includes a right of way over the internal hardcore track passing through lot 1 shown in brown on the attached plan. Lot 3 does not benefit from a physical gateway.

Method of Sale

The land is offered for Sale, as a whole or in four lots by Private Treaty.

Development Clawback

The property will be sold subject to a 50-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 a Planning Permission or the implementation of a Planning Permission will trigger the clawback at a rate of 30% of the Development Value or Sale Value less the current use value.

Services

No mains services are available. We understand that parts of the land benefit from a natural water supply via a pond and natural streams during the winter months.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining an individual metered mains water supply.

Fixtures and Fittings

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

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 or the ownership thereof.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There are several public rights of way crossing the land. Lot 1 Includes a dismantled railway track.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of 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.

Disputes

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

VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Tree Preservation Orders

We are aware that the property does include tree preservation orders. We would recommend potential purchasers should verify this with their solicitors.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Guide Price

As a Whole: (Outlined in Red): Approximately 72.21 acres - Guide Price £525,000

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Tenure & Possession

Freehold with Vacant Possession on Completion. Lot 1 is currently subject to a Farm Business Tenancy which shall expire on 31st March 2022.

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.

Directions

Postcode: CF15 8LB

What Three Words: **Deal.Shares.Spices**

Exit the M4 at junction 32 and head onto the A470 North towards Merthyr Tydfil. Continue on the road for approximately 0.6 miles before taking the exit towards Taff's Well/Radyr (B4262). At the roundabout take the 1st exit onto B4262 and then take the second exit at the next roundabout onto Ty Nant Road. Continue on this road for 0.5 miles before taking a right-hand turn at the traffic lights at the Ty Nant pub. Continue on the road for 0.2 miles and the lots shall appear on the right- and left-hand side Identified with 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: **Elliott Rees**

Tel: **01446 776395**

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